Karen Johnson Davidson County
Batch# 863770 DEEDWARR
05/27/2022 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220527-0061684

This Instrument Prepared By:
Ilse Herold
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 465,000.00

Z_F
Zeinab Farhadi

S-Kh
Sepehr Khastar

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Subscribed and sworn to before me this 19 day of May, 2022

Kimberly Kronick-Worrall
Notary Public

My Commission Expires: 09/02/2024

Address of New Owner:	Send Tax Bills to:	Tax Information:
SFR Acquisitions 3 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	SFR Acquisitions 3 LLC 120 S. Riverside Plaza Suite #2000 Chicago, IL 60606	148-15-0-091.00,

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Zeinab Farhadi, Sepehr Khastar, Wife And Husband hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto SFR Acquisitions 3 LLC hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Apache Hills, Section Five, Part One of record in Book 4860, Page 113, Register's Office for said County.

Said Lot No. 12 fronts 70.80 feet on the southeasterly margin of Packard Drive and extends back 135.00 feet on the northeasterly line and 91.00 feet on the southwesterly line to a dead line in the rear, measuring 83.36 feet thereon.

Being the same property conveyed to Zeinab Farhadi Yoneki and Sepehr Khastar, wife and husband, by deed from Leland D. Watts. married, of record in Instrument No. 20140402-0027143, dated March 27, 2014, recorded April 2, 2014, Register's Office of Davidson County, Tennessee.

Parcel ID: 148-15-0-091.00

Property Address: 4516 Packard Drive, Nashville, TN 37211

This is improved property located at 4516 Packard Drive, Nashville, TN 37211, Davidson County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEE, its successors and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19 day of May, 2022.

Z_F
Zeinab Farhadi

S-Kh
Sepehr Khastar

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said Davidson (County) and TN (State), the within named Zeinab Farhadi, Sepehr Khastar, the bargainor(s), with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at 4516 Packard Dr, Nashville, TN 37211 this 19 day of May, 2022.

Kimberly Kronick-Worrall
Notary Public

(SEAL)

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

My Commission Expires: 09/02/2024

Tennessee Certification of Electronic Document

I, Bill Warner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/19/22 (date of document).

Bill Warner
Affiant Signature

5/19/22
Date

State of New Jersey

County of Gloucester

Sworn to and subscribed before me this 19 day of May, 2022.

Karla E Volgarino
Notary's Signature

MY COMMISSION EXPIRES: March 23, 2026

NOTARY'S SEAL

KARLA E VOLGARINO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50155441
MY COMMISSION EXPIRES MAR. 23, 2026