Karen Johnson Davidson County
Batch# 867104 DEEDWARR
06/03/2022 01:11:30 PM 6 pgs
Fees: $33.00 Taxes: $1,591.37
20220603-0064389

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is: **$430,100.00**

Affiant Signature

Subscribed and sworn to before me on this the 31st day of May, 2022.

Notary Public

My Commission expires 11/03/25

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP
9200 East Hampton Drive
Capitol Heights, MD 20743

SEND TAX BILLS TO:
TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP
9200 East Hampton Drive
Capitol Heights, MD 20743

MAP AND PARCEL NUMBER: Tax ID #: 151010A13200 CO

WARRANTY DEED

22NT00835

Effective the 24th Day of May, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MINA KHEIL, 1/2 INTEREST, INDIVIDUALLY, THE REMAINING 1/2 INTEREST SPLIT EQUALLY BETWEEN THE FOLLOWING: EBRAHIM NAKHLA, GERGES RESK & GERGES SOLIMAN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 132 on the Plan of Chatham Pointe, of record in Book 6900 at Page 444 Thru 447, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provision of Tennessee Code Ann_67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Chatham Pointe, as recorded in Plat Book 6900, Page(s) 444 Thru 447.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7358, Page 656 as amended in Book 7538, Page 792; Book 7599, Page 812 and Book 8667, Page 381.

Easement for Flowage and Roadway Easement, recorded in Book 3891, Page 476.

Easement recorded in Book 7748, Page(s) 440, 444, 493; Book 9698, Page 51 and Book 9698, Page 104.

Being the same property as conveyed to Mina Kheil, 1/2 Interest, individually, the remaining 1/2 interest split equally between the following: Ebrahim Nakhla, Gerges Resk & Gerges Soliman by Warranty Deed from Amechi Ajekwu, unmarried dated 01/26/2022 recorded 02/08/2022 in Book NA, Page NA, as Document Number 20220208-0014441, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3213 Newington Cv, Antioch, TN 37013-2537

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 24 day of May, 2022.

Mina K

Mina Kheil

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Mina Kheil**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 24 day of May, 2022.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Ebrahim Nakhla

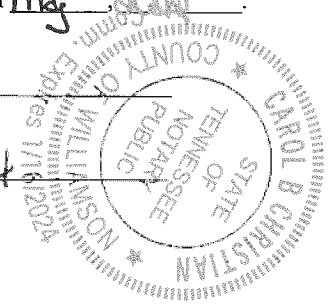
Ebrahim Nakhla

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Ebrahim Nakhla**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30th day of May, 2022.

Notary Public

My commission expires: 1/16/2024

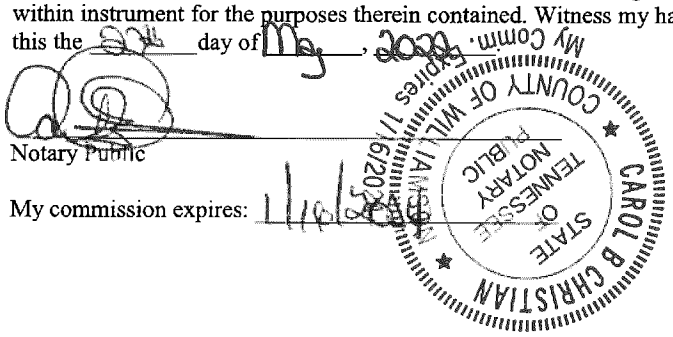


GERGES Resk

Gerges Resk

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Gerges Resk**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 22nd day of May, 2020.



Notary Public

My commission expires: 11/6/2025

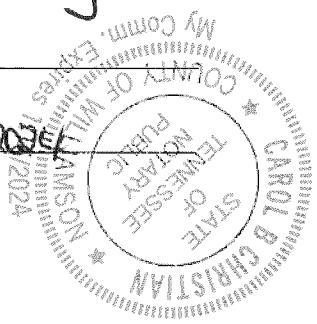
Gerges Soliman

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Gerges Soliman**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 26th day of May, 2022.

Notary Public

My commission expires: 1/14/2024



Certificate of Authenticity

I, Katelynn King, 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 5/31/2022.

Date

Katelynn King

Affiant Signature

5/31/2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 31st day of May, 2022.

Kristen Gevinski

Notary's Signature

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

My Commission Expires: 10/26/25

Date

Notary's Seal (if on paper)