Karen Johnson Davidson County
Batch# 868746 DEEDWARR
06/08/2022 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220608-0065629

Address of New Owner:	Send Tax Bills to:	Tax Information:

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

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 300,000.00

Safwat Nouh

Safwat Nouh

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me this 26 day of May, 2022.

Notary Public

My Commission Expires: 5/18/25

SFR Acquisitions 3 LLC 120 S. Riverside Plaza Suite #2000 , IL 60606	SFR Acquisitions 3 LLC 120 S. Riverside Plaza Suite #2000 , IL 60606	034-13-0-100.00,

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

Safwat Nouh, A Married Man 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. 10, Block "B" on the Plan of East Lawn, as shown on plat of record in Plat Book 547, Page(s) 153 and 154, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Safwat Nouh from Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed dated January 18, 2022, and recorded February 7, 2022 in Instrument No. 20220207-0013879, Register's Office for Davidson County, Tennessee.

Parcel ID: 034-13-0-100.00

Property Address: 122 Welworth Street, Madison, TN 37115

This is improved property located at 122 Welworth Street, Madison, TN 37115, 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 26 day of May 2022.

Safwat Nouh
Safwat Nouh

STATE OF TN
COUNTY OF Davidson

Personally appeared before ~~me, the~~ undersigned, a notary public in and for said Davidson (County) and TN (State), the within named Safwat Nouh, 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 Nashville, TN, this 26 day of May, 2022.

Tonya Greer
Notary Public

(SEAL) TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 5/18/25

COMPLIANCETAXPRORATIONGENCLOSINGAGREEMENT
Rev. 2/4/16
RLM/hmo

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 **May 26 2022** (date of document).

Bill Warner
Affiant Signature

May 26 2022
Date

State of New Jersey

County of Gloucester

Sworn to and subscribed before me this **26th** day of **May**, 2**022**.

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