Karen Johnson Davidson County
Batch# 870102 DEEDWARR
06/13/2022 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220613-0067155

WARRANTY DEED

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 10/26/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP	TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP	09610008200
(NAME)	(NAME)	
9200 East Hampton Drive	9200 East Hampton Drive	
(ADDRESS)	(ADDRESS)	
Capitol Heights, MD 20743	Capitol Heights, MD 20743	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joshua A Graham and Ani Gaboyan,** 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, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 277, SECTION 6, CLOVERHILL, as shown on plat of record in Plat Book 2133, page 89, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Property.

Being the same property conveyed to Joshua A. Graham and wife Ani Gaboyan, by deed of record in Instrument NO. 20131217-0127476 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2850 Emery Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, their heirs 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 my/our hands this 6 day of June, 2022.

Joshua A Graham

Ani Gaboyan

State of Tennessee
County of Davidson

Personally appeared before me Joshua A Graham and Ani Gaboyan, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6 day of June, 2022.

Notary Public
My Commission Expires:

File No.: 16287

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

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 6/6/2022.

Date

Katelynn King

Affiant Signature

6/6/2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 6th day of June, 2022.

Notary's Signature

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES MAY 18, 2025

My Commission Expires: May 18, 2025

Date

Notary's Seal (if on paper)