Karen Johnson Davidson County
Batch# 879165 DEEDQC
06/28/2022 08:35:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20220628-0073898

This instrument prepared by:
Polsinelli LLP
2049 Century Park East, Suite 2900
Los Angeles, CA 90067
Attention : Vivian Grigorians
310-556-1801

This (MAIL) instrument may be returned to:
Novare National Settlement Services
320 Commerce, Suite 150
Irvine, CA 92602
Attn: Sandra Canizales

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
c/o Tiber	**c/o Tiber**	**See Exhibit A attached hereto**
9200 E. Hampton Drive	**9200 E. Hampton Drive**	
Capitol Heights, MD 20743	**Capitol Heights, MD 20743**	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that that on this the **23rd** day of **June**, 2022, **SFR XII Nashville Owner 1, L.P.**, a Delaware limited partnership ("**Grantor**"), FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim unto **SFR XII NM Nashville Owner 1, L.P.** a Delaware limited partnership ("**Grantee**"), all of Grantor's interest in and to the following described land located in the County of Davidson, State of Tennessee, to wit:

See Exhibit "A" attached hereto and incorporated herein.

THIS INSTRUMENT HAS BEEN PREPARED AT THE REQUEST OF GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

[*Remainder of Page Intentionally Left Blank*]

IN TESTIMONY WHEREOF, Grantor has executed this Quit Claim Deed as of the date first written above.

SFR XII Nashville Owner 1, L.P., a Delaware limited partnership

By: SFR XII Nashville Owner GP, L.L.C.,
a Delaware limited liability company

By: _____
Nick Haechler, Authorized Signatory

State of New York

County of New York

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Nick Haechler, to me known to be the person who executed the foregoing instrument as authorized signatory on behalf of SFR XII Nashville Owner GP, L.L.C., a Delaware limited liability company, which entity is the General Partner of SFR XII Nashville Owner 1, L.P., a Delaware limited partnership, and that he executed the same as the free act and deed of said SFR XII Nashville Owner 1, L.P.

Witness my hand, at office, this 20 day of June, 2022.

_____
Notary Public
My commission expires: 4-15-25
(Affix Seal)

LAURA S NIKOLAYEW
NOTARY PUBLIC-STATE OF NEW YORK
No. 01NI6279609
Qualified in New York County
My Commission Expires 04-15-2025

VALUE AFFIDAVIT

State of New York
County of New York

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 20 day of June, 2022.

Notary Public
My Commission Expires: 4-15-25
(Affix Seal)

LAURA S NIKOLAYEW
NOTARY PUBLIC-STATE OF NEW YORK
No. 01NI6279609
Qualified in New York County
My Commission Expires 04-15-2025

QUIT CLAIM DEED

Exhibit A

Legal Description of the Land

SFR XII Nashville Owner 1, L.P. – Exhibits A1 – A14

Exhibit A-1
Address: 2624 SPRING FARM LN, Nashville, TN 37076
Legal:

LAND in Davidson County, Tennessee, being all of Lot No. 325 on the Plan of Section Four, Truxton Park R10 Cluster Lot Subdivision, of record in Instrument Number 20020528-0064435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Map & Parcel: 064-16-0D-187.00

Being the same property conveyed to SFR XII Nashville Owner 1, L.P., by Warranty Deed of record in Instrument No. 20210920-0125985, in the Register's Office of Davidson County, Tennessee, dated August 31, 2021 and recorded on September 20, 2021.

Exhibit A-2
Address: 2817 DUNMORE DR, Nashville, TN 37214
Legal:

Land in Davidson County Tennessee, being Lot No. 47 on the Plan of Twin Lawn of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

MAP-PARCEL NO.(S) : 096 10 0 159

Being the same property conveyed to SFR XII Nashville Owner 1, L.P., by Warranty Deed of record in Instrument No. 20210923-0128241, in the Register's Office of Davidson County, Tennessee, dated September 9, 2021 and recorded on September 23, 2021.

Exhibit A-3
Address: 151 HARDAWAY DR, Goodlettesville, TN 37072
Legal:

Being Lot No. 347, on the Plan of Gatewood, Section 2, of record in Plat Book 3700, Page 144 and 145, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Parcel ID: 033 08 0 109.00

Being the same property conveyed to SFR XII Nashville Owner 1, L.P., by Warranty Deed of record in Instrument No. 20220207-0013744, in the Register's Office of Davidson

County, Tennessee, dated September 17, 2021 and recorded on February 2, 2022.

Exhibit A-4
Address: 3734 EDGEWATER DR, Nashville, TN 37217
Legal:

BEING Lot No. 29 on the Plan of Priest Lake Park, Section Two, as of record in Plat Book 4175, pages 56, 57 and 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Map: 13607001100

Being the same property conveyed to SFR XII Nashville Owner 1, L.P., by Warranty Deed of record in Instrument No. 20211001-0132089, in the Register's Office of Davidson County, Tennessee, dated September 24, 2021 and recorded on October 1, 2021.

Exhibit A-5
Address: 337 MONCRIEF AVE, Goodlettesville, TN 37072
Legal:

LAND in the 10th Civil District of Davidson County, Tennessee, being Lots Numbers 33, 34 and 35 on the Revised Map of Moncrief' s Subdivision of the northerly part of the Allen Mathes Land, Goodlettsvi l le, Tennessee, not of record, and described according to a survey by John Kohl & Company, March 18, 1983 as follows:

BEGINNING on the northerly margin of Moncrief A venue at the southeast corner of the property conveyed to Van B. Wood and wife, Etta Wood by deed from WC Moncrief & Company of record in Book 1179 at Page 130, Register's Office for said County; thence with the northerly margin of said A venue, eastwardly 85 feet to a point; thence with the west line of the Mandrell property ofrecord in Book 5016 at Page 1 08, said Register's Office; thence northwardly 297 feet; thence eastwardly 85 feet with the Mandrell's northerly boundary; thence northward 58.5 feet to a point; thence northerly 75 degrees West 179.95 feet to the eastern terminus of a 30 feet unnamed avenue; thence with same, southwardly 30 feet to the northwest corner of said Wood Property, continuing in the same direction 382 feet to the beginning.

Map-Parcel: 018-16-0-137.00

Being the same property conveyed to SFR XII Nashville Owner 1, L.P., by Warranty Deed of record in Instrument No. 20211108-0149018, in the Register's Office of Davidson County, Tennessee, dated September 30, 2021 and recorded on November 8, 2021.

Exhibit A-6
Address: 890 IDLEWILD DR, Nashville, TN 37115
Legal:

Land in Davidson County, Tennessee, being Lot No. 3 and the Westerly part of Lot No. 2 as shown on the survey of part of Lot 10 of the Subdivision of Lots Nos. 35, 36, and 37 of the subdivision of part of H. B. Chadwell Tract, of record in Book 547, Page 60, and according to a survey by G. Barry Greer & Associates, land surveyor, dated June 5, 1972, revised April 18, 1975, and described according to such survey as follows: BEGINNING at an iron pin, the Southeast corner of the property conveyed to Nashville Boys Club, Inc., by deed of record in Book 4335, Page 159, Register's Office for Davidson County, Tennessee, such beginning point being 201.94 feet, more or less, N 67° 51' 25" W, from an iron pin set on the West line of the Lot No. 31; thence N 67° 51' 25" W a distance of 142.5 feet along a fence; thence along a hedge and wire fence N 20° 38' 25" E, a distance of 82.92 feet to an iron pin; thence S 66° 24' 22" E, 118.20 feet to an iron pin; thence N 28° 41' 51" E, 25.0 feet to an iron pin; thence S 68° 00' 33" E, 38.0 feet, more or less, to a point in the centerline of an asphalt driveway; thence with such centerline S 26° 30' 00" W, 31.5 feet to the beginning of a curve to the right; thence with said curve Southwesterly 31.0 feet, more or less, to a point; thence leaving said driveway centerline, S 21° 52" W, 45.5 feet to the beginning.

Map-Parcel: 052-05-0-253

Being the same property conveyed to SFR XII Nashville Owner 1, L.P., by Warranty Deed of record in Instrument No. 20211116-0152529, in the Register's Office of Davidson County, Tennessee, dated October 1, 2021 and recorded on November 16, 2021.

Exhibit A-7
Address: 417 JANETTE AVE, Goodlettesville, TN 37072
Legal:

LAND in Davidson County, Tennessee, BEING Lot No. 228, Section 1, Gatewood Subdivision, as of record in Book 3300, Page 47- 52 (erroneously referred to ash 330, Pges 39, 40 & 51), Registers' Ofice for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Map-Parcel: 03312012500

Being the same property conveyed to SFR XII Nashville Owner 1, L.P., by Warranty Deed of record in Instrument No. 20211014-0138351, in the Register's Office of Davidson County, Tennessee, dated October 5, 2021 and recorded on October 14, 2021.

Exhibit A-8
Address: 112 LAKE TERRACE CIR, Nashville, TN 37217
Legal:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Castlegate, Section 1 of record in Plat Book 4460, Page 115, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Map Parcel: 136-14-0-052.00

Being the same property conveyed to SFR XII Nashville Owner 1, L.P., by Warranty Deed of record in Instrument No. 20211109-0149370, in the Register's Office of Davidson County, Tennessee, dated October 7, 2021 and recorded on November 9, 2021.

Exhibit A-9
Address: 2553 BETHWOOD DR, Nashville, TN 37207
Legal:

Being Lot No. 109 on the Plan of Shepardwood Subdivision, Section 2, as shown on plat of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Parcel I.D. Numbers: 072 01 0 039.00

Being the same property conveyed to SFR XII Nashville Owner 1, L.P., by Warranty Deed of record in Instrument No. 20220113-0005289, in the Register's Office of Davidson County, Tennessee, dated October 12, 2021 and recorded on January 13, 2022.

Exhibit A-10
Address: 562 WHISPERING HILLS DR, Nashville, TN 37211
Legal:

Being Lot No. 403 as shown on the map entitled Whispering Hills, Section II-C of record in Plat Book 2663, page 66-67, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Tax ID: 147-11-0-089.00

Being the same property conveyed to SFR XII Nashville Owner 1, L.P., by Warranty Deed of record in Instrument No. 20211028-0144991, in the Register's Office of Davidson County, Tennessee, dated October 15, 2021 and recorded on October 28, 2021.

Exhibit A-11
Address: 113 CRYSTAL CT, Nashville, TN 37207
Legal:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 133 on the Plan of Timbertrail Subdivision, Section II, of record in Plat Book 5200, Page 333, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Map-Parcel: 032-09-0-004

Being the same property conveyed to SFR XII Nashville Owner 1, L.P., by Warranty Deed of record in Instrument No. 20211026-0143914, in the Register's Office of Davidson County, Tennessee, dated October 15, 2021 and recorded on October 26, 2021.

Exhibit A-12

Address: 647 VERNON AVE #205, Nashville, TN 37209

Legal:

LAND SITUATED IN THE 20TH COUNCILMANIC OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD), SAID ROD LYING IN THE WESTERLY MARGIN OF VERNON AVENUE (50' R.O.W.), SAID ROD LYING 149.7' MORE OR LESS FROM AN IRON ROD (OLD), SAID ROD BEING THE SOUTHEASTERLY CORNER OF THE HEREON DESCRIBED TRACT; THENCE, ALONG THE NORTHERLY AND WESTERLY LINES OF OIC VERNON AVE. RESIDENCIES OF RECORD IN INSTRUMENTS 20180321002675 9 AND 20180608005521 6, R.O.D.C. THE NEXT (2) TWO CALLS:
THENCE, N 80°13'41" W, A DISTANCE OF 199.93' TO AN IRON ROD (OLD); THENCE, S 08°45'24" W, A DISTANCE OF 150.03' TO AN IRON ROD (OLD); THENCE, ALONG THE NORTHERLY LINE OF MOSSWOOD HEIGHTS, SECTION 2 OF RECORD IN PLAT BOOK 4175, PAGE 155, R.O.D.C. N 80°38'04" W, A DISTANCE OF 515.49' TO AN IRON ROD (OLD); THENCE, ALONG THE EASTERLY LINE OF RESERVED PARCEL "B", AS SHOWN ON MOSSWOOD HEIGHTS, SECTION 2 OF RECORD IN PLAT BOOK 4175, PAGE 155, R.O.D.C. N 08°58'18" E, A DISTANCE OF 294.30' TO AN IRON ROD (NEW); THENCE, ALONG THE SOUTHERLY LINE OF THE MULCH PROPERTY COMPANY OF RECORD IN DEED BOOK 8407, PAGE 771, R.O.D.C. S 80°31'22" E, A DISTANCE OF 715.00' TO AN IRON ROD (NEW); THENCE, ALONG THE WESTERLY MARGIN OF SAID VERNON AVENUE S 09°01'56" W, A DISTANCE OF 144.30' TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 180,390 SQUARE FEET OR 4.14 ACRES, MORE OR LESS.

Map & Parcel Nos.: 09105012600 & 09105012700

Being the same property conveyed to SFR XII Nashville Owner 1, L.P., by Warranty Deed of record in Instrument No. 20200615-0061216, in the Register's Office of Davidson County, Tennessee, dated June 12, 2020 and recorded on June 15, 2020.

Exhibit A-13

Address: 647 VERNON AVE #406, Nashville, TN 37209

Legal:

Land in Davidson County, Tennessee, being Unit Nos. 205, 303-306, 400-403 and 405-409 of the Charlotte Park Townhomes, a horizontal property regime established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Charlotte Park Townhomes, a Townhouse Planned Unit Development (as the same may be amended and restated, of record in Instrument Number 20210823-0113740, in the Register's Office for Davidson County, Tennessee, said Units being depicted on the site plan attached as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to SFR XII Nashville Owner 1, L.P., by Warranty Deed of record in Instrument No. 20211215-0165573, in the Register's Office of Davidson County, Tennessee, dated December 10, 2021 and recorded on December 15, 2021.

MAP/PARCEL NOS.

091 05 3E 205.00
091 05 3E 303.00-306.00
091 05 3E 400.00-403.00
091 05 3E 405.00-409.00

Exhibit A-14
Address: 647 VERNON AVE #409, Nashville, TN 37209
Legal:

Land in Davidson County, Tennessee, being Unit Nos. 205, 303-306, 400-403 and 405-409 of the Charlotte Park Townhomes, a horizontal property regime established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Charlotte Park Townhomes, a Townhouse Planned Unit Development (as the same may be amended and restated, of record in Instrument Number 20210823-0113740, in the Register's Office for Davidson County, Tennessee, said Units being depicted on the site plan attached as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to SFR XII Nashville Owner 1, L.P., by Warranty Deed of record in Instrument No. 20211215-0165573, in the Register's Office of Davidson County, Tennessee, dated December 10, 2021 and recorded on December 15, 2021.

MAP/PARCEL NOS.

091 05 3E 205.00
091 05 3E 303.00-306.00
091 05 3E 400.00-403.00
091 05 3E 405.00-409.00

Tennessee Certification of Electronic Document

I, Fanny Tratares, 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 June 23, 2022 (date of document).

Fanny Tratares
Affiant Signature

June 24, 2022
Date

State of New York
County of Ulster

Sworn to and subscribed before me this 24th day of June, 2022.

Lisa K. Quinlan
Notary's Signature

MY COMMISSION EXPIRES:

Lisa K. Quinlan
Notary Public, State of New York
No. 01QU6216212
Qualified in Ulster County
Commission Expires January 11, 2024

NOTARY'S SEAL