Karen Johnson Davidson County
Batch# 914550 DEEDWARR
09/09/2022 10:55:38 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20220909-0101136

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2022.

Notary Public

My commission expires: AUG 17 2025

KRISTINE L. TIONGCO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
IIF SFR LP, a Delaware limited partnership	**New owner**	**075-12-0A-109.00-CO**
58 S River Dr. Ste 150	IIF SFR LP 58 S River #150	
Tempe, AZ 85288	Tempe, AZ 85288	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Nolvia M. Caceres Discua, a Married Woman

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

IIF SFR LP, a Delaware limited partnership

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section Three, Phase I, Greer Meadows at Cedar Creek Residential P.U.D. of record in Plat at Instrument No. 20010920-0101748, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nolvia M. Caceres Discua, a Married Woman by Warranty deed from Hilda L. Edwards, an Unmarried Woman and J.A. Edwards (aka Joyce A. Edwards), an Unmarried Woman, as Joint Tenants with right of Survivorship of record in Instrument No. 20200304-0023992 Register's Office for Davidson County,

Tennessee, dated February 27, 2020 and recorded on March 04, 2020. This is not now nor ever has been the marital residence of the said Grantor. Therefore, the spouse of the said Grantor does not need to join in the execution of this instrument.

This is **improved** property known as **440 Scotts Creek Trl, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of September, 2022.

Nolvia M. Caceres Discua

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nolvia M. Caceres Discua, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 1st day of September, 2022.

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 22-001248-525