Karen Johnson Davidson County
Batch# 945383 DEEDWARR
11/29/2022 09:08:28 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20221129-0125015

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd day of November, 2022.

Notary Public

(Affix Seal)

My Commission Expires: 2/23/25

PHYLLIS FREDERICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

2022-09-432

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
IIF SFR LP 58 S River Drive, Ste 150 Tempe, AZ 85288 C/O Invesco Transactions	OWNER	Map/Parcel 161-11-0A-041.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sean Queener, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **IIF SFR LP, a Delaware limited partnership,** hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 41, Huntington Ridge Townhouses, as shown on plat of record in Plat Book 4675, Page 9, 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 Sean Queener, unmarried by Warranty deed from Robert L. Graves, unmarried of record in Instrument No. 20140610-0050415 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 10, 2014.

This conveyance is subject to the following: Davidson County property taxes for the year 2022, a lien now due and payable, having been prorated by the parties hereto and paid by the Grantor, and property taxes for subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 383 Huntington Ridge Drive, Nashville, TN 37211 .

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 the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, 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.

TAYLOR QUEENER, wife of Sean Queener, joins in the execution of this instrument to convey all her right, title and interest she may have in the subject property by virtue of her marriage to Sean Queener.

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.

Effective the 15th day of November, 2022:

Sean Queener

Taylor Queener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of November, 2022, before me personally appeared Sean Queener, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 18th day of November, 2022.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of November, 2022, before me personally appeared Taylor Queener, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 15th day of November, 2022.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

after Recording Return to:
CHRISTOPHER J. THORNTON, P.C.
1061 CRESTHAVEN ROAD
MEMPHIS, TN 38119