Karen Johnson Davidson County
Batch# 954376 DEEDWARR
12/22/2022 09:46:01 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20221222-0132007

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **16th day of December, 2022**, by and between **Gwendolyn H. Patrick, unmarried,** party of the first part, and **IIF SFR LP, a Delaware limited partnership**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

> Lot 60, Plan of Section 4, Timbertrail Subdivision, as shown on plat of record in Plat Book 5200, Page 634 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Gwendolyn H. Patrick by deed of record in Book 8772, Page 816, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

> 2023 **Davidson** County real estate taxes, which the party of the second part hereby assumes and agrees to pay; and Subdivision Restrictions, Building Lines and Easements of record in Plat Book 5200, Page 634; Restrictions and Covenants of record in Book 6515, Page 1; in the aforesaid Register's Office;

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Gwendolyn H. Patrick

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gwendolyn H. Patrick** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and Notarial Seal at office this **December 16, 2022.**

Notary Public

My commission expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 21st day of December 2022.

Notary Public

My commission expires: 3/2/26



Property address:
4404 Falling Leaf Lane
Nashville, TN 37207

Prepared by and Return To:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
F6277195

Property owner:
IIF SFR LP
58 S RIVER DR STE 150
TEMPE, AZ 85288
C/O INVESCO TRANSACTIONS

Tax ID number:
032130081

Mail tax bills to:
IIF SFR LP
58 S RIVER DR STE 150
TEMPE, AZ 85288
C/O INVESCO TRANSACTIONS