Karen Johnson Davidson County
Batch# 1049671 DEEDWARR
09/13/2023 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20230913-0071951

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

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, **CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENTLEY INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY**,, 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 SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO 19 ON THE PLAN OF J J PATES SUBDIVISION OF LOTS NUMBERS 9, 10, 11, 12, 20, 21, 22, AND 23 OF G T SHEEGOGS SUBDIVISION, OF RECORD IN BOOK 843, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC, BY SPECIAL WARRANTY DEED FROM SFR MT, LLC, DATED NOVEMBER 12, 2019, OF RECORD IN INSTRUMENT NO 20191126-0122490, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SUBJECT PROPERTY WAS INVESTMENT PROPERTY NOT OCCUPIED BY THE GRANTOR OR ANY MEMBER OF ITS IMMEDIATE FAMILY AS A PRIMARY RESIDENCE.

This is improved property known as 1812 COUNTY HOSPITAL RD, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its successors, and representatives to warrant and defend the title to the said land to Grantee, its successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of September, 2023.

CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC

BY: Charles VanDyne
CHARLES VANDYNE, Authorized Signor

STATE OF Tennessee
COUNTY OF Montgomery

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **CHARLES VANDYNE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Signor of **CONREX ML PORTFOLIO 2019-01 OPERATING COMPANY, LLC**, the within named bargainor, a Delaware Limited Liability Company, and that such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

DONE at offices in Clarksville (City), TN (State), on this the 13th day of September, 2023.

Notary Public
My Commission Expires: 09/18/2024

CAITLIN A SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

Notarized online using audio-video communication
STATE OF Tennessee
COUNTY OF Montgomery

Online Notary Public
My Commission Expires
September 18, 2024

The actual consideration or value, whichever is greater, for this transfer is $ 270,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of September, 2023.

NOTARY PUBLIC
My commission expires 1-19-2025

LAURIE A. FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
BENTLEY INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY
PO BOX 60736
NASHVILLE, TN 37206

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 069 16 0 189.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, 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 09/13/2023 (date of document).

Affiant Signature

09/13/2023

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 13th day of September, 2023.

Notary Signature

My Commission Expires: 1-14-26

Notary Seal

DANA ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY