Karen Johnson Davidson County
Batch# 1272892 DEEDWARR
05/14/2025 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20250514-0037825

Address of New Owner:	Send Tax Bills to:	Tax Information:
Maher Basher 2509 Hollis Dr Murfreesboro, TN 37127	Maher Basher 2509 Hollis Dr Murfreesboro, TN 37127	148-15-0-091.00,

STATE OF Tennessee
COUNTY OF Davidson

This Instrument Prepared By:
Alyssa DuCharme
REALtech Title LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

The actual consideration or value, whichever is greater, for this transfer is 405,000.00

Maher Basher
Maher Basher

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES MAY 25, 2025

Subscribed and sworn to before me this 23rd day of April, 2025.

Notary Public

My Commission Expires: 5/25/25

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

SFR Acquisitions 2022 LLC, a Delaware limited liability company hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maher Basher and Demiana Tawadrous**, Married to each other, hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land,
to-wit:
Lot 12, Apache Hills Section Five, Part One, recorded in Book 4860, Page 113, of the Public Records of Davidson County, Tennessee, being further described as:

Said Lot fronts 70.80 feet on the southeasterly margin of Packard Drive and extends back 135.00 feet on the northeasterly line and 91.00 feet on the southwesterly line to a dead line in the rear, measuring 83.36 feet thereon

FOR INFORMATIONAL PURPOSES ONLY

More commonly known as: 4516 Packard Drive, Nashville, TN 37211

Tax Parcel ID/APN: 148-15-0-091.00

Being the same property conveyed to SFR Acquisitions 2022 LLC, a Delaware limited liability company, by Warranty deed dated 3/15/2023 and recorded under Instrument #20230627-0048806, Davidson County, Tennessee, from SFR Acquisitions 3 LLC, a Delaware limited liability company.

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 we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind

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.

Executed this 30 day of April, 2025.

SFR Acquisitions 2022 LLC

By: Tiffany Yancy, Authorized Signer

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a notary public in and for the aforesaid County and State, the within named Tiffany Yancy as Authorized Signer for **SFR Acquisitions 2022 LLC, a Delaware limited liability company** the bargainor, with whom I am personally acquainted and/or provided sufficient identification, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal this 30 day of April, 2025.

Notary Public

My Commission Expires:

LACY AARON
My Notary ID # 131273806
Expires September 8, 2025

Tennessee Certification of Electronic Document

I, MELANIE M. BOK, 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 is this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4-30-25 (date of document).

Melanie M. Bok

Affiant Signature

APRIL 30, 2025

Date

State of NEW JERSEY

County of BURLINGTON

Sworn to and subscribed before me this 30th day of APRIL, 20 25

Tyra E. David

Notary Signature

MY COMMISSION EXPIRES: 7/27/28

NOTARY'S SEAL

Tyra E. David
Notary Public
State of New Jersey
ID # 2216141
My Comission Expires
July 27, 2028