This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 354287 DEEDWARR
02/06/2020 09:20:30 AM 5 pgs
Fees: $28.00 Taxes: $965.70
20200206-0013840

Send tax bills to:
SFR JV-1 PROPERTY LLC, A Delaware Limited Liability Company
P.O. Box 15087, Santa Ana, CA 92735

Name and address of new owner:
SFR JV-1 PROPERTY LLC, A Delaware Limited Liability Company
P.O. Box 15087, Santa Ana, CA 92735

Map parcel number: 086-04-0B-058.00

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

John W. Rychen,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

SFR JV-1 PROPERTY LLC, A Delaware Limited Liability Company,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness our hand this 31st day of January, 20 20, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John W. Rychen

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of January, 20 20, before me personally appeared **John W. Rychen,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Benjamin Seamon

Commission Expires:

9-6-22

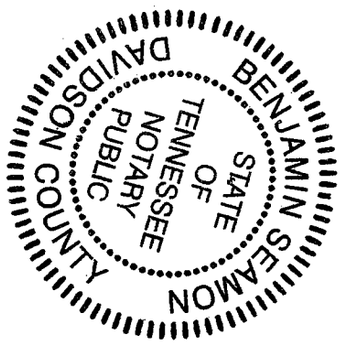


EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4932 Tulip Grove Lane, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 086-04-0B-058.00

Being Lot No. 109 on the Plan of First Revision Section Two, Sunset Oaks of record in Plat Book 7900, Page 942, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to John W. Rychen and wife Teresa P. Rychen by Warranty deed from Frank Batson Homes, Inc of record in Book 10070, page 946, Register's Office for Davidson County, Tennessee, dated May 30, 1996 and recorded on June 03, 1996. Teresa P. Rychen passed away June 12, 2019.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF Gwinnett)

The actual consideration (or value, whichever is greater) for this transfer is $261,000.00.

AFFIANT Kathy Wharton

Subscribed and sworn to before me, this 31st day of January, 2020.

NOTARY PUBLIC
My Commission Expires:

BEATRICE P. MALONE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 05-18-2021

Property address: 4932 Tulip Grove Lane, Hermitage, TN 37076

Certificate of Authenticity

I, Jacqueline Humphries do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jacqueline Humphries
Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Jacqueline Humphries, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022