Karen Johnson Davidson County
Batch# 459383 DEEDWARR
08/18/2020 02:49:30 PM 5 pgs
Fees: $28.00 Taxes: $1,026.16
20200818-0092924

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

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: 063-16-0B-067.00

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,

Rene Alvarado and Maria Alvarado, Husband and wife

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 14th day of August, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rene Alvarado

REBA M. LESTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Maria Alvarado

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 14th day of August, 2020, before me personally appeared Rene Alvarado and Maria Alvarado, 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: REBA M LESTER

Commission Expires:

01/25/2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 753 Jaywood Drive, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 063-16-0B-067.00

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Page 550,551 and 552 and Certificate of Correction of record in Book 7462, Page 445 and by Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rene Alvarado and Maria Alvarado, husband and wife by Warranty deed from David J. Griffin and wife, Audrey C. Griffin of record in Instrument No. 20160309-0022500 Register's Office for Davidson County, Tennessee, dated March 07, 2016 and recorded on March 09, 2016.

Being also known as 753 Jaywood Drive, Old Hickory, Tennessee 37138.

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Georgia)

COUNTY OF ~~Davidsoncounty~~ Gwinnett)

The actual consideration (or value, whichever is greater) for this transfer is $277,340.00.

Brandy Lee

AFFIANT - OS National LLC

Subscribed and sworn to before me, this 17th day of August, 2020.

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

KRISTA MURPHY
Gwinnett County
My Commission Expires
June 25, 2021

Property address: 753 Jaywood Drive, Old Hickory, TN 37138

Certificate of Authenticity

I, Cynthia Brown, 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.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, 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