This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 225385

Karen Johnson Davidson County
Batch# 473604 DEEDWARR
09/10/2020 03:20:30 PM 5 pgs
Fees: $28.00 Taxes: $1,039.70
20200910-0103460

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 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: 135-16-0A-025.00
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,

Alexandria Roberts and Sheridan Roberts, 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 4 day of September, 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.

Alexandria Roberts

Alexandria Roberts

Sheridan Roberts

STATE OF TENNESSEE

COUNTY OF Wilson

On this 4 day of Sept, 20 20, before me personally appeared Alexandria Roberts & Sheridan Roberts 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: J. David Lee

Commission Expires:

6/6/21

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Plan of Subdivision for Tracts 8, 9, and 10 of Nashboro Village of record in Plat Book 5200, Page (s) 186 through 189, Inclusive, 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 Sheridan Roberts and Alexandria Roberts, husband and wife by Warranty deed from Danielle L. Whittaker, unmarried of record in Instrument No. 20180625-0061014 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 25, 2018.

Being also known as 2408 Ravine Drive, Nashville, Tennessee 37217.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidsoncounty)

The actual consideration (or value, whichever is greater) for this transfer is $281,000.00.

Cindy M. Blevins
AFFIANT

Subscribed and sworn to before me, this 7th day of September, 2020.

NOTARY PUBLIC
My Commission Expires:
3-11-2024

KARLA A. MORRIS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

Property address: 2408 Ravine Drive, Nashville, TN 37217

Certificate of Authenticity

I, Cora Casper, 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.

Signature Cora Casper

State of Georgia

County of Gwinnett

Personally appeared before me, Cora Casper, 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