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# 595329 DEEDWARR
03/18/2021 02:44:30 PM 5 pgs
Fees: $28.00 Taxes: $1,043.40
20210318-0036295

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: 063-16-0A-059.00-CO

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Seven Thousand Eight Hundred dollars and no/100 ($282,000.00), 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,

Jennifer Beeson and Isaac Beeson, Wife and Husband,

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

Jennifer Beeson

Isaac Beeson

STATE OF TENNESSEE

COUNTY OF Wilson

On this 23 day of February, 2021, before me personally appeared Jennifer Beeson & Isaac Beeson, 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: Gregg W. Clark

Commission Expires:

GREGG W. CLARK
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 768 Jaywood Drive, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 063-16-0A-059.00-CO

Land in Davidson County, Tennessee, being Lot Number 98 on the Plan of Hampton Park, a Planned Unit Development, of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Page 550 thru 552, corrected in Book 7462, Page 445, Surveyor's Certificate of Correction in Book 8110, Page 401 and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Isaac Beeson and wife, Jennifer Beeson by Cash deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, DC of record in Instrument No. 20050225-0020759 Register's Office for Davidson County, Tennessee, dated February 23, 2005 and recorded on February 25, 2005. (Value of consideration shown in aforementioned deed $132,700.00.) Being also known as 768 Jaywood Drive Old Hickory, Tennessee 37138.

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF Wilson)

The actual consideration (or value, whichever is greater) for this transfer is $282,000.00.

taylor gleason

AFFIANT

Subscribed and sworn to before me, this 23 day of Feb, 2021.

NOTARY PUBLIC

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

Property address: 768 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