Karen Johnson Davidson County
Batch# 601560 DEEDWARR
03/26/2021 03:49:30 PM 5 pgs
Fees: $28.00 Taxes: $1,032.30
20210326-0040443

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
Post Office Box 15087
Santa Ana, CA 92735

Name and address of new owner:
SFR JV-1 Property LLC, a Delaware Limited Liability Company
Post Office Box 15087
Santa Ana, CA 92735

Map parcel number: 135-16-0A-029.00

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,

SPH Property One, LLC, a Delaware Limited Liability Company,

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 18 day of March, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SPH Property One, LLC, a Delaware Limited Liability Company

By: _____
Name: Shrieka Smith
Its: Authorized Signatory

STATE OF GA

COUNTY OF Forsyth

Personally appeared before me, Lorraine Perez, a Notary Public in and for said County and State, Shrieka Smith, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at ~~office~~, this 18 day of March, 2021

_____
Notary Public

Printed Name: Lorraine Perez

My Commission Expires: 4-11-22

LORRAINE PEREZ
NOTARY PUBLIC
Forsyth County, Georgia
My Commission Expires
04-11-2022

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2405 Ravine Drive, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 135-16-0A-029.00

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Plan of Subdivision for Tracts 8, 9, &10 of Nashboro Village of record in Plat Book 5200, Page 187, 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 SPH Property One, LLC, a Delaware Limited Liability Company by Warranty deed from Andrew C. Royer and Amy Royer, husband and wife and Richard T. Royer, a married man of record in Instrument No. 20210201-0014340 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 01, 2021.

Being also known as 2405 Ravine Drive, Nashville, Tennessee 37217.

AFFIDAVIT OF VALUE

STATE OF GA)

COUNTY OF Forsyth)

The actual consideration (or value, whichever is greater) for this transfer is $279,000.00.

AFFIANT

Subscribed and sworn to before me, this 18 day of March, 2021.

NOTARY PUBLIC
My Commission Expires:
4-11-22

LORRAINE PEREZ NOTARY PUBLIC FORSYTH COUNTY, GEORGIA My Commission Expires 04-11-2022

Property address: 2405 Ravine Drive, Nashville, TN 37217

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