Karen Johnson Davidson County
Batch# 620185 DEEDWARR
04/21/2021 01:03:30 PM 5 pgs
Fees: $28.00 Taxes: $1,350.50
20210421-0053445

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
PO Box 15087
Santa Ana, CA 92735

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

Map parcel number: 098-05-0A-072.00

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,

Clinton Haines and Isabelle Braga Haines, his 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 15th day of April, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
Clinton Haines

X _____
Isabelle Braga Haines

STATE OF TENNESSEE

COUNTY OF Sumner

On this 15th day of April, 2021, before me personally appeared Clinton Haines & Isabelle Braga Haines, 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: Jennifer Quinn

Commission Expires:
9/20/21

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 716 Hallcrest Court, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 098-05-0A-072.00

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section Two, Hampton Hall of record in Plat Book 9700, Page 662, 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 Clinton Haines by Warranty deed from Michael Gay and wife, Sharon Neil Gay of record in Instrument No. 20091104-0102084 Register's Office for Davidson County, Tennessee, dated October 13, 2009 and recorded on November 04, 2009.

Being also known as 716 Hallcrest Court Hermitage, Tennessee 37076.

Isabelle Braga Haines, wife of Clinton Haines, joins in this conveyance for the purpose of conveying any interest, marital or otherwise, in said property.

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Georgia)

COUNTY OF ~~WILSON~~ Gwinnett)

The actual consideration (or value, whichever is greater) for this transfer is $ 365,000.00

AFFIANT

Subscribed and sworn to before me, this 15th day of April , 2021 .

NOTARY PUBLIC
My Commission Expires:
10/26/24

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property address:

716 Hallcrest Court
Hermitage, TN 37076

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