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# 633658 DEEDWARR
05/11/2021 02:58:30 PM 5 pgs
Fees: $28.00 Taxes: $1,359.75
20210511-0063540

Send tax bills to:
TAH Holding LP
PO Box 15087
Santa Ana, CA 92735

Name and address of new owner:
TAH Holding LP
PO Box 15087
Santa Ana, CA 92735

Map parcel number: 025-08-0A-035.00

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,

Jennifer Jean Vogus,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

TAH Holding LP, a Delaware limited partnership

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 6th day of May, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jennifer Jean Vogus

Jennifer Jean Vogus

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6TH day of May, 20 21, before me personally appeared Jennifer Jean Vogus, 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: Andrew T. Wood

Commission Expires:

11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 105 French Street, Goodlettsville, TN 37072

TAX PARCEL ID/APN (For informational purposes only): 025-08-0A-035.00

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Final Plat, Parkview Preserve, Phase 1A of record in Plat Book 20190415-0034123, Page , 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 Jennifer Jean Vogus, unmarried woman by Special Warranty deed from NVR, INC., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200121-0006762 Register's Office for Davidson County, Tennessee, dated January 17, 2020 and recorded on January 21, 2020.

Being also known as 105 French Street Goodlettsville, Tennessee 37072.

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~Georgia)

COUNTY OF ~~WILSON~~Gwinnett)

The actual consideration (or value, whichever is greater) for this transfer is $367,500.00

AFFIANT

Subscribed and sworn to before me, this 6th day of May, 2021.

NOTARY PUBLIC
My Commission Expires:
10/26/24

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

Property address:

105 French Street
Goodlettsville, TN 37072

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