Karen Johnson Davidson County
Batch# 647514 DEEDWARR
06/02/2021 11:01:30 AM 5 pgs
Fees: $28.00 Taxes: $1,414.14
20210602-0073755

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

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: 050-02-0A-134.00-CO

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,

Andrew Jentgens and Julianne Jentgens,

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

Andrew Jentgens

Julianne Jentgens

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27 day of May, 20 21, before me personally appeared Andrew Jentgens & Julianne Jentgens 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: April G. Nichols

Commission Expires:

6.24.2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2424 Solomon Lane, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 050-02-0A-134.00-CO

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Final Plat of Belle Arbor PUD, Phase 4 (Formerly known as Victory PUD) of record in Plat at Instrument No. 20180503-0042421, 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 Julianne Jentgens and Andrew Jentgens, wife and husband by Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20180830-0086002 Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on August 30, 2018.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $382,200.00.

Andrew Jentgens

Julianne Jentgens

Subscribed and sworn to before me, this 21 day of May, 2024.

NOTARY PUBLIC

My Commission Expires:
6.24.2025

April G. Nichols
State of Tennessee Notary Public
Williamson County

Property address: 2424 Solomon Lane, Nashville, TN 37207

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