This instrument prepared by:
OS National LLC
3097 Satellite Blvd., Bldg. 700, Ste. 400
Duluth, GA 30096
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 650592 DEEDWARRSP
06/07/2021 01:22:30 PM 10 pgs
Fees: $53.00 Taxes: $1,424.50
20210607-0076081

Instrument may be returned to:
OS National LLC
3097 Satellite Blvd., Bldg. 700, Suite 400
Duluth, GA 30096
Attn.: Institutional Transactions Dept.

Send tax bills to:
SFR JV-HD PROPERTY LLC
c/o Tricon American Homes LLC
1508 Brookhollow Drive
Santa Ana, CA 92705

Name and address of new owner:
SFR JV-HD PROPERTY LLC
c/o Tricon American Homes LLC
1508 Brookhollow Drive
Santa Ana, CA 92705

Map parcel number:
See Exhibit "A" attached hereto and incorporated herein.

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

SPECIAL 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,

TAH HOLDING LP,
a Delaware limited partnership,

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

SFR JV-HD ACQUISITION 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 appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant 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 encumbrances set forth hereinafter.

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, claiming by, through or under the grantor.

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.

TAH HOLDING LP,
a Delaware limited partnership

By: TAH Holding GP LLC,
a Delaware limited liability company,
its general partner

By: _____
Name: Thomas G. Walsh
Title: Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

STATE OF CALIFORNIA
COUNTY OF Orange

On May 27, 2021 before me, Elizabeth Barber, personally appeared Thomas G. Walsh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elizabeth Barber (Seal)

ELIZABETH BARBER
Notary Public - California
Orange County
Commission # 2260908
My Comm. Expires Oct 31, 2022

Notary Public, State of California
My commission expires: 10.31.2022

VALUE AFFIDAVIT

State of California
County of Orange

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me this 27 day of May, 2021.

Notary Public
My Commission Expires: 10-31-2022
(Affix Seal)

ELIZABETH BARBER
Notary Public - California
Orange County
Commission # 2260908
My Comm. Expires Oct 31, 2022

EXHIBIT “A”

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip
1	92700002-T21-1	105 FRENCH STREET	GOODLETTSVILLE	TN	37072-1553

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 105 FRENCH STREET, GOODLETTSVILLE, TN, 37072-1553

COUNTY: DAVIDSON

CLIENT CODE: 92700002-T21-1

TAX PARCEL ID/APN: 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, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY , TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM JENNIFER JEAN VOGUS, TO TAH HOLDING LP, BY DEED RECORDED ON 5/11/2021, AS INSTRUMENT NUMBER 20210511-0063540, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

Certificate of Authenticity

I, Jim Duggan, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Georgia
County of Gwinnett

Personally appeared before me, W. Ealey, a notary public for this county and state, Jim Duggan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/26/22

Notary's Seal (If on paper)

STATE OF GEORGIA NOTARY PUBLIC

W EALEY
DeKalb County
My Commission Expires
July 26, 2022