Karen Johnson Davidson County
Batch# 652436 DEEDWARR
06/09/2021 10:58:30 AM 5 pgs
Fees: $28.00 Taxes: $1,024.90
20210609-0077360

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:
Mile High Borrower 1 (Value), LLC, a Delaware Limited Liability Company
PO Box 4090
Scottsdale, AZ 85261

Name and address of new owner:
Mile High Borrower 1 (Value), LLC, a Delaware Limited Liability Company
PO Box 4090
Scottsdale, AZ 85261

Map parcel number: 163-02-0-105.00

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,

Margaret Adams Johnson, f/k/a Margaret L Adams, a married person,

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

Mile High Borrower 1 (Value), 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 2nd day of June, 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.

Margaret Adams Johnson
f/k/a Margt L Adams Date: 6/2/21
Margaret Adams Johnson
f/k/a Margaret L Adams

Cornelius Johnson Date: 6/2/21
Cornelius Johnson, husband of Grantor, signing to convey and waive his homestead and marital rights as non-title spouse of Grantor

STATE OF TENNESSEE

COUNTY OF Davidson

On this 2nd day of June, 20 21, before me personally appeared Margaret Adams Johnson f/k/a Margaret L Adams, wife, and Cornelius Johnson, husband of Grantor, as non-title spouse of Grantor, 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: Ann Stathos Donnell

Commission Expires:
09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5137 Highlander Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 163-02-0-105.00

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Hickory Highland Place, Section Two, Phase Three of record in Plat at Instrument No. 20020315-0032956, 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 Margaret L. Adams by Warranty deed from Jerry Butler Builders, LLC of record in Instrument No. 20030912-0134372 Register's Office for Davidson County, Tennessee, dated September 10, 2003 and recorded on September 12, 2003.

Being also known as 5137 Highlander Drive Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $ 277,000.00

AFFIANT -Ralph Tune
OS National LLC, a Georgia limited liability company

Subscribed and sworn to before me, this 2nd day of June , 20 21 .

NOTARY PUBLIC
My Commission Expires

KRISTA MURPHY
Gwinnett County
My Commission Expires
June 25, 2021

Property address:

5137 Highlander Drive
Antioch, TN 37013

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