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# 655606 DEEDWARR
06/11/2021 03:39:30 PM 5 pgs
Fees: $28.00 Taxes: $1,258.00
20210611-0079341

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: 135-06-0A-046.00-C0

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,

Sherri D Mays,

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 8th day of June, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sherri D Mays

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of June, 2021, before me personally appeared Sherri D. Mays, 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: Mark B. Leedom

Commission Expires: 9/2/21

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2108 Forge Ridge Circle, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 135-06-0A-046.00-C0

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Resubdivision of Lot 1, Forge Ridge of record in Plat Book 9700, Page 295 and 296, corrected in Book 10316, Page 880, 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 Sherri D. Mays by Warranty deed from Jonathan Reeves, married and Michael Reeves, married of record in Instrument No. 20110311-0019397 Register's Office for Davidson County, Tennessee, dated March 08, 2011 and recorded on March 11, 2011.

Being also known as 2108 Forge Ridge Court Nashville, Tennessee 37217.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $ 340,000.00

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

Subscribed and sworn to before me, this 8th day of June , 2021.

NOTARY PUBLIC
My Commission Expires

KRISTA MURPHY
Gwinnett County
My Commission Expires
June 25, 2021

Property address:

2108 Forge Ridge Circle
Nashville, TN 37217

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