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# 709836 DEEDWARR
09/03/2021 12:03:30 PM 5 pgs
Fees: $28.00 Taxes: $1,276.50
20210903-0118885

Send tax bills to:
SFR JV -2 Property LLC, a Delaware Limited Liability Company
PO Box 15087
Santa Ana, CA 92735

Name and address of new owner:
SFR JV -2 Property LLC, a Delaware Limited Liability Company
PO Box 15087
Santa Ana, CA 92735

Map parcel number: 08607018400

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,

Patricia Kassel,

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

SFR JV -2 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 30 day of Aug, 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.

Patricia Kassel

Patricia Kassel

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30 day of Aug, 20 21, before me personally appeared Patricia Kassel, 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: Paul Hinman

Commission Expires:

11/6/2024

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1608 Robards Way, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 08607018400

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Re-Subdivision of Lots 251 and 252 of Jackson's Retreat Phase 5-B of record in Plat Book 6250, Page 905 as amended in Plat Book 6050, Page 322 and Book 10933, Page 616, 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 Patricia Kassel by Warranty deed from Kurt Braundmeier and Megan Braundmeier, husband and wife of record in Instrument No. 20190830-0087625 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on August 30, 2019.

Being also known as 1608 Robards Way Hermitage, Tennessee 37076.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 345,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 30th day of August, 2021.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

1608 Robards Way
Hermitage, TN 37076

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/30/2021 (date of document).

Kayla Short

Affiant Signature

8/30/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 30th day of August, 2021.

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

