Karen Johnson Davidson County
Batch# 719549 DEEDWARR
09/20/2021 10:16:30 AM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20210920-0125825

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-2 Property LLC, a Delaware Limited Liability Company
P. O. Box 15087
Santa Ana, CA 92735

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

Map parcel number: 063-16-0B-180.00-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,

Kristina L. Fish and Corbin Hand, wife and husband

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 14th day of September, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kristina L. Fish

Corbin Hand

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of September 2021, before me personally appeared Kristina L. Fish and Corbin Hand, 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 Soper

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires:

1/3/22

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 100 Chitwood Court, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 063-16-0B-180.00-CO

Land in Davidson County, Tennessee, being Lot No. 262 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Page(s) 550 through 552, inclusive and Certification of Correction of record in Book 7462, Page 445 and Book 8110, Page 401 and by an Amendment to Change Name of record in Book 8181, Page 112, all of record 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 Kristina L. Fish and Corbin Hand, wife, and husband by Warranty deed from Robert Denson, an unmarried man of record in Instrument No. 20180830-0086293 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on August 30, 2018. (Value of consideration shown in deed $255,000.00.) Being also known as 100 Chitwood Court Old Hickory, Tennessee 37138.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

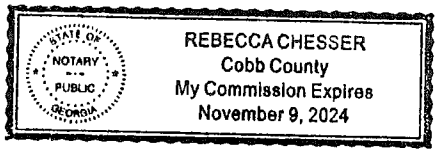
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 380,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 14th day of September, 20 21.

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



Property address:

100 Chitwood Court
Old Hickory, TN 37138

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 9/14/2021 (date of document).

Kayla Short
Affiant Signature

9/14/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 14th day of September, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024