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# 730157 DEEDWARR
10/05/2021 11:09:30 AM 5 pgs
Fees: $28.00 Taxes: $1,280.20
20211005-0133681

Send tax bills to:
SFR JV HD- Property LLC
P.O Box 15087
Santa Ana, CA 92735

Name and address of new owner:
SFR JV HD- Property LLC
P.O Box 15087
Santa Ana, CA 92735

Map parcel number: 050-02-0A-327.00-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,

Dustin T. Godwin, a single man

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

SFR JV HD- Property LLC,

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 30th day of September, 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.

Dustin T. Godwin

STATE OF TENNESSEE

COUNTY OF davidson

On this 30th day of Sept, 20 21, before me personally appeared dustin t. godwin, 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: _____

Commission Expires:

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2330 Countess Alley, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 050-02-0A-327.00-C0

Land in Davidson County, State of Tennessee, being Unit 327 as established by the Master Deed or Declaration of Belle Arbor Townhomes ("Master Deed"), a horizontal property regime, of record in Instrument No. 20171116-0117974 as corrected in Scrivener' s Affidavit as recorded in Instrument No. 20171122-0119839 and as amended by Instrument No. 20180105-0001817, Instrument No. 20190708-0066428 and Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit D to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property; together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements.

Being the same property conveyed to Dustin T. Godwin, single man by General Warranty deed from SDH Nashville, LLC, a Georgia limited liability company of record in Instrument No. 20200915-0104951 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on September 15, 2020.

Being also known as 2330 Countess Alley 327 Nashville, Tennessee 37207.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 346,000.00

AFFIANT

Subscribed and sworn to before me, this 1st day of October, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

2330 Countess Alley, Nashville, TN 37207

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 10/01/2021 (date of document).

Kayla Short

Affiant Signature

10/01/2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 1st day of October, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

