Karen Johnson Davidson County
Batch# 750442 DEEDWARR
11/05/2021 02:59:30 PM 5 pgs
Fees: $28.00 Taxes: $1,217.30
20211105-0148490

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 (Income), LLC, a Delaware Limited Liability Company
7500 N Dobson Road, 300
Scottsdale, AZ 85256

Name and address of new owner:
Mile High Borrower 1 (Income), LLC, a Delaware Limited Liability Company
7500 N Dobson Road, 300
Scottsdale, AZ 85256

Map parcel number: 162-02-0A-010.00-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,

Chandra Subba, a single individual

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

Mile High Borrower 1 (Income), 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 28th day of October, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CS4

Chandra Subba

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of October, 2021, before me personally appeared Chandra Subba, 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 persons) free act and deed.

Laurie Damewood

Notary Public

Printed Name: Laurie Damewood

Commission Expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 736 Hill Bennett Circle, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 162-02-0A-010.00-CO

BEING all of Lot No. Ten (10) on the Final Plat, 1st Revision of Section Two, Spencer Hill, "Cluster Lot Subdivision", according to Plan of record in Instrument Number 20110602-0042167, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Chandra Subba, a single woman by Warranty Deed from Shay Reh and Ree Meh, husband and wife, as joint tenants with full rights of survivorship of record in Instrument No. 20171228-0131946 Register's Office for Davidson County, Tennessee, dated December 27, 2017 and recorded on December 28, 2017.

Being also known as 736 Hill Bennett Circle, Antioch, TN 37013.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 329,000.00

AFFIANT

Subscribed and sworn to before me, this 28 day of October, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

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 10/28/2021 (date of document).

Kayla Short

Affiant Signature

10/28/2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 28 day of October, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

