Karen Johnson Davidson County
Batch# 762468 DEEDWARR
11/29/2021 03:30:30 PM 6 pgs
Fees: $33.00 Taxes: $1,369.00
20211129-0157411

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
15771 Red Hill Ave Suite 100
Tustin, CA 92780

Name and address of new owner:
SFR JV-2 PROPERTY LLC, a Delaware Limited Liability Company
15771 Red Hill Ave Suite 100
Tustin, CA 92780

Map parcel number: 062-02-0A-023.00-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,

Music City Financial, LLC, a Texas Limited Liability Company,

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 11th day of November, 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.

Music City Financial, LLC, a Texas Limited Liability Company
By: NWR Financial, LLC, its Member
Noah Viddal
By: Noah Viddal
Its: Authorized Signer

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, _____, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 20 ____

See Attached Certificate

Notary Public

Printed Name: _____

My Commission Expires:

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS)
)
☐ City ☑ County of Montgomery)

On 11/11/2021 (Date) before me, Anahi Gonzalez (Notary Name),

personally appeared Noah Viddal
Name(s) of Signer(s)

❑ personally known to me -- **OR** --

❑ proved to me on the basis of the oath of _____ -- **OR** --
Name of Credible Witness

☑ proved to me on the basis of satisfactory evidence: driver_license
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

NOTARY PUBLIC STATE OF TEXAS

Anahi Gonzalez

ID NUMBER
132788072
COMMISSION EXPIRES
November 18, 2024

WITNESS my hand and official seal.

Notary Public Signature: Anahi Gonzalez

Notary Name: Anahi Gonzalez

Notary Commission Number: 132788072

Notary Commission Expires: 11/18/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: WARRANTY DEED

Document Date: 11/11/2021 Number of Pages (w/ certificate): 4

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Noah Viddal

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
☑ Other: Authorized Signer

Signer Is Representing: Music City Financial, LLC, a Texas Limited Liability Company

Capacity(ies) Claimed by Signer(s)

Signer's Name: N/A

❑ Corporate Officer Title: N/A
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: N/A

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2701 River Bend Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 062-02-0A-023.00-CO

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of the Resubdivision of Lots 69A, 69B, 70A, 70B, 72A, 72B, 76B, 77A, 77B, 78A, 78B, 79A, 79B, 80A, & 80B, River Trace Estates, Phase I, Section I, of Record in Plat Book 6900, Pages 324 and 325, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank H. Law and wife, JoAn Law by Warranty deed from Braewood Development Corporation, a Texas Corporation of record in Book 7388, page 152, Register's Office for Davidson County, Tennessee, dated October 23, 1987 and recorded on October 27, 1987.

The said Frank H. Law having died on or about June 2, 1992, leaving JoAn Law as surviving tenant by the entirety.

The said JoAn Law having died on or about May 23, 2021, leaving a Probate at Case No. 21P1620, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being also known as 2701 River Bend Drive, Nashville, TN 37214.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $370,000.00

AFFIANT

Subscribed and sworn to before me, this 11th day of November, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

2701 River Bend Drive, Nashville, TN 37214

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 11/11/2021 (date of document).

Kayla Short

Affiant Signature

11/11/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 11th day of November, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

