Karen Johnson Davidson County
Batch# 762640 DEEDWARR
11/30/2021 09:03:30 AM 7 pgs
Fees: $38.00 Taxes: $1,217.30
20211130-0157634

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
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: 062020A25300

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,

Bryan Edwards,

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

Bryan Edwards

STATE OF TENNESSEE

COUNTY OF _____

On this _____ day of _____, 2021, before me personally appeared Bryan Edwards, 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.

See attachment

Notary Public

Printed Name: Patty Butz

Commission Expires:

8/18/24

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On 11/18/2024 before me, Patty Butz, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Bryan Edwards
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(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 that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PATTY BUTZ
Notary Public - California
Los Angeles County
Commission # 2331857
My Comm. Expires Aug 18, 2024

Place Notary Seal and/or Stamp Above

Signature Patty Butz
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2912 Riverbend Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 062020A25300

Land in Davidson County, Tennessee, being Lot No. 245, River Trace Estates, Phase I, Sections 4 & 5, as shown by plat appearing of record in Plat Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bryan Edwards, unmarried by Warranty Deed from Susan D. Gill, unmarried, of record in Instrument No. 20070625-0075332, Register's Office for Davidson County, Tennessee, dated June 22, 2007 and recorded on June 25, 2007. (Value of consideration shown in aforementioned Deed $141,000.00) Being also known as 2912 Riverbend Drive, Nashville, TN 37214

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

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

AFFIANT

Subscribed and sworn to before me, this 18th day of November, 2021.

See attachment

NOTARY PUBLIC

My Commission Expires:

8/18/24

Property address: 2912 Riverbend Drive, Nashville, TN 37214

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 18th day of November, 2021, by

Date *Month* *Year*

(1) Bryan Edwards

(and (2) _____),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

PATTY BUTZ
Notary Public - California
Los Angeles County
Commission # 2331857
My Comm. Expires Aug 18, 2024

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit of Value

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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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 November 18th, 2021 (date of document).

Kayla Short

Affiant Signature

11/18/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 18th day of November, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

