Karen Johnson Davidson County
Batch# 764433 DEEDWARR
12/01/2021 12:35:30 PM 5 pgs
Fees: $28.00 Taxes: $1,224.70
20211201-0158821

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:

RM1 SFR Propco B, a Delaware limited liability company
1850 Parkway Place, Suite 900
Marietta, GA 30067

Name and address of new owner:
RM 1 SFR Propco B, L.P., a Delaware limited partnership
1850 Parkway Place, Suite 900
Marietta, GA 30067

Map parcel number: 052130B19500CO

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,

DeShaun Hobbs, now known as DeShaun Nunn, and her husband Jason Nunn

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

RM 1 SFR Propco B, L.P., a Delaware limited partnership

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 20th 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.

DeShaun Nunn

DeShaun Nunn

James Nunn

~~Jason Nunn~~ James Nunn

STATE OF Virginia

COUNTY OF Loudoun

On this 20th day of November, 20 21, before me personally appeared James Nunn and DeShaun Nunn, 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: Gloria Asare

Commission Expires:

12/31/2024

Registration No: 7901547

Notarized online using audio-video communication

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2814 Penn Meade Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 052130B19500CO

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of River Glen, Phase III, Section 1, of record in Instrument No. 20011207-0135041, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to DeShaun Hobbs, a single woman by Warranty deed from Ronald L. Ewing and Sherry S. Ewing, husband and wife of record in Instrument No. 20210308-0029667 Register's Office for Davidson County, Tennessee, dated March 04, 2021 and recorded on March 08, 2021. (Value of consideration shown in aforementioned deed $267,900.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 331,000.00

AFFIANT

Subscribed and sworn to before me, this 20 day of November, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

2814 Penn Meade 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 11-20-2021 (date of document).

Kayla Short

Affiant Signature

11-20-2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 20 day of November, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

