Karen Johnson Davidson County
Batch# 771012 DEEDWARR
12/09/2021 10:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,502.20
20211209-0163279

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
P.O Box 15087
Santa Ana, CA 92735

Name and address of new owner:
SFR JV-2 Property LLC, a Delaware Limited Liability Company
P.O Box 15087
Santa Ana, CA 92735

Map parcel number: 172-12-0B-154.00-CO
Escrow No.: 389205
Property Address: 308 Roundhill Cove, Nashville, TN 37211
Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Six Thousand dollars and NO/100 ($406,000.00), 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,

Nathan R Curtis and Serena Curtis who acquired title as Serena Soltero, husband and wife

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 3 day of December, 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.

Nathan R Curtis

Serena Curtis formerly known as Serena Soltero

STATE OF TENNESSEE

COUNTY OF Williamson

On this 3rd day of December, 20 21, before me personally appeared **Nathan R. Curtis and Serena Curtis formerly known as Serena Soltero**, 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: Samuel F. Anderson

Commission Expires:
9/2/24

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 308 Roundhill Cove, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 172-12-0B-154.00-CO

Land in Davidson County, Tennessee, being Lot No. 409 on the Plan of Section Eight, Bradford Hills, R-15 Residential P.U.D. of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page (s) 387 and 388, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan R. Curtis, an unmarried man and Serena Soltero, an unmarried woman as joint tenants with right of survivorship by Warranty deed from Christian Dawn Sievers and William Sievers, wife and husband of record in Instrument No. 20170717-0071526 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 17, 2017.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 406,000.00

AFFIANT

Subscribed and sworn to before me, this 3rd day of December, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

308 Roundhill Cove, Nashville, TN 37211

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 12/3/2021 (date of document).

Kayla Short

Affiant Signature

12/3/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 3rd day of December, 20 21,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024