Karen Johnson Davidson County
Batch# 780631 DEEDWARR
12/28/2021 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20211228-0170505

When recorded, return to:
OS National, LLC
3097 Satellite Boulevard
Suite 400
Duluth, GA 30096
File Number: _____

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-15280-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$440,000.00**.

Affiant

STATE OF GEORGIA NOTARY PUBLIC
ALESIA DAVIS
Gwinnett County
My Commission Expires
September 21, 2025

Subscribed and sworn to before me, this the 17th day of December, 2021.

Notary Public
My Commission Expires: 9/21/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SFR JV-2 Property LLC PO Box 15087 Santa Ana, CA 92735	New Owner	050 02 0A 039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Jack D. Clayton and Diana L. Clayton, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

SFR JV-2 Property LLC, a Delaware Limited Liability Company, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Final Plat, Belle Arbor PUD, Phase 2 (formerly known as Victory Village PUD) of record in Instrument No. 20161222-0134965 and corrected by Surveyor's Certificate of Correction in Instrument No. 20170110-0002925, 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 Diana L. Clayton and Jack D. Clayton, wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20171214-0127499, Register's Office for Davidson County, Tennessee, dated December 13, 2017 and recorded on December 14, 2017.

This is improved property located at: **1909 Belle Arbor Drive, Nashville, TN 37207**.

This conveyance is made subject to 1) Property taxes for the year **2022**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying its prorated share thereof to the Grantors who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2021.

GRANTOR:

Jack D. Clayton

Diana L. Clayton

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jack D. Clayton and Diana L. Clayton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of December, 2021.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

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 December 17th 2021 (date of document).

Kayla Short

Affiant Signature

12/17/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 17th day of December, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024