Karen Johnson Davidson County
Batch# 786884 DEEDWARR
01/11/2022 08:41:30 AM 5 pgs
Fees: $28.00 Taxes: $1,517.00
20220111-0003119

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-HD PROPERTY LLC, a Delaware Limited Liability Company
15771 Red Hill Avenue, Suite 100
Tustin, CA 92780

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

Map parcel number: 02508-A-022.00-C-000

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,

Napoleon Thang

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

SFR JV-HD 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 7th day of December, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

_____, Date: 12/07/2021
Napoleon Thang

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of December, 2021, before me personally appeared Napoleon Thang, 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: Susan Helgerman

Commission Expires:
12/17/2024

SUSAN HELGERMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 53 French Street, Goodlettsville, TN 37072

TAX PARCEL ID/APN (For informational purposes only): 02508-A-022.00-C-000

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Final Plat, Parkview Preserve, Phase 1A of record in Plat at Instrument No. 20190415-0034123, 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 Napolean Thang, married man by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200724-0081634 Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on July 24, 2020.

Being also known as 53 French Street Goodlettsville, Tennessee 37072.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF ~~Robertson~~ Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $410,000.00.

Napoleon Thang

Subscribed and sworn to before me, this 7th day of December, 2021.

NOTARY PUBLIC
My Commission Expires:
12/17/2024

Property address: 53 French Street, Goodlettsville, TN 37072

SUSAN HELGERMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 12/7/2021 (date of document).

Kayla Short

Affiant Signature

12/7/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 7th day of December, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

