Karen Johnson Davidson County
Batch# 793913 DEEDWARR
01/21/2022 02:06:30 PM 5 pgs
Fees: $28.00 Taxes: $1,591.00
20220121-0008199

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: 050 02 0A 032.00

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,

Kushan Hewa, an unmarried man

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 Grantee herein, its (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 Grantee, its (successors), heirs and assigns forever. We covenant with the said Grantee 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 Grantee, its (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 my hand this 12 day of January, 20 22, on said day and date.

Kushan Hewa

STATE OF TN

COUNTY OF Davis

On this 12 day of January, 20 22, before me personally appeared Kushan Hewa, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public

Printed Name: Derek Truelove

Commission Expires:

3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1434 Havenbrook Drive, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 050 02 0A 032.00

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of 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 of record in Instrument No. 20170110-0002925 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kushan Hewa, an unmarried man by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20171201-0122757 Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 01, 2017. (Value of consideration shown in aforementioned deed $263,455.00.) Being also known as 1434 Havenbrook Drive, Nashville, Tennessee 37207.

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $430,000.00.

AFFIANT

Subscribed and sworn to before me, this 12 day of January, 2022.

NOTARY PUBLIC
My Commission Expires:
3/24

Property address: 1434 Havenbrook Drive, Nashville, TN 37207

DEREK TRUELOVE III
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON 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 1/12/2022 (date of document).

Kayla Short

Affiant Signature

1/12/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 12th day of January, 2022,

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