Karen Johnson Davidson County
Batch# 823656 DEEDWARR
03/17/2022 12:03:30 PM 5 pgs
Fees: $28.00 Taxes: $1,739.00
20220317-0031193

This instrument prepared by and (MAIL)
instrument may be returned to:
Charles Chacko
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 Ave Suite 100
Tustin, CA 92780

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

Map parcel number: 050 02 0C 034.00

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,

Mary Mullasseril, a single woman

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 3rd day of March, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary Mullasseril

STATE OF ~~TENNESSEE~~ New Jersey

COUNTY OF Middlesex

On this 3rd day of March, 20 22, before me personally appeared Mary Mullasseril, 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:

Commission Expires:

KAREN G REVILLEZA
Notary Public - State of New Jersey
My Commission Expires May 31, 2026

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2013 Westchester Drive, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 050 02 0C 034.00

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Final Plat, Thornton Grove PUD, Phase 1A of record in Plat at Instrument No. 20200515-0051025, 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 Mary Mullasseril, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation t/a Ryan Homes of record in Instrument No. 20210805-0105322 Register's Office for Davidson County, Tennessee, dated August 03, 2021 and recorded on August 05, 2021.

Being also known as 2013 Westchester Drive Nashville, Tennessee 37207.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ New Jersey)

COUNTY OF ~~Davidson~~ Middlesex County)

The actual consideration (or value, whichever is greater) for this transfer is $470,000.00.

AFFIANT

Subscribed and sworn to before me, this 3rd day of March, 2022.

NOTARY PUBLIC
My Commission Expires:

KAREN G REVILLEZA
Notary Public - State of New Jersey
My Commission Expires May 31, 2026

Property address: 2013 Westchester Drive, Nashville, TN 37207

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 March 3rd, 2022 (date of document).

Kayla Short
Affiant Signature

3/3/22
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 3rd day of March, 2022,

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