Karen Johnson Davidson County
Batch# 826578 DEEDWARR
03/22/2022 03:53:30 PM 5 pgs
Fees: $28.00 Taxes: $1,465.20
20220322-0033034

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
15771 Red Hill Ave Suite 100
Tustin, CA 92780

Name and address of new owner:
SFR JV-2 Property LLC, a Delaware Limited Liability Company
15771 Red Hill Ave Suite 100
Tustin, CA 92780

Map parcel number: 108-04-0-107.00

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 and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

James William Lanahan, Jr. and Lori A. Lanahan, Husband and Wife

the Grantors 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, 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 our hands and seals this 10 day of March, 2022, on said day and date.

James William Lanahan, Jr.

Lori A. Lanahan

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 10 day of March, 2022, before me personally appeared James William Lanahan, Jr. and Lori A. Lanahan, Husband and Wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons 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: 3009 Blackwood Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 108-04-0-107.00

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of Section Three, Larchwood of record in Plat Book 5200, Page 540, 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 James William Lanahan, Jr and wife, Lori A. Lanahan by Warranty deed from Frank C. Batson and wife, Judy W. Batson of record in Book 6386, page 379, Register's Office for Davidson County, Tennessee, dated August 31, 1984 and recorded on September 21, 1984.

Being also known as 3009 Blackwood Drive Nashville, Tennessee 37214.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 396,000.00

AFFIANT

Subscribed and sworn to before me, this 10th day of March, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

3009 Blackwood Drive, Nashville, TN 37214

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 3/10/2022 (date of document).

Kayla Short
Affiant Signature

3/10/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 10th day of March, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

