Karen Johnson Davidson County
Batch# 832025 DEEDWARR
03/30/2022 03:52:30 PM 5 pgs
Fees: $28.00 Taxes: $1,424.50
20220330-0037132

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-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: 018 12 0A 005.00 CO

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,

Stephen Collins and Bernadette J. Collins, husband and wife

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 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 22nd day of March, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Stephen Collins

Bernadette J. Collins

STATE OF TENNESSEE

COUNTY OF Sumner

On this 22nd day of March, 2022, before me personally appeared Stephen Collins & Bernadette J. Collins, 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: Deborah L. Baxter

Commission Expires:

3-25-2025

DEBORAH L. BAXTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER CO.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 107 Judith Court, Goodlettsville, TN 37072

TAX PARCEL ID/APN (For informational purposes only): 018 12 0A 005.00 CO

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Section One, Emerald Cove, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Page 629 through 631, inclusive, and amended in Book 9112, Page 29, 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 Stephen Collins and Bernadette J. Collins, husband and wife by Warranty deed from Macy E. Garrett now known as Macy Garrett Abernathy, married of record in Instrument No. 20140512-0040476 Register's Office for Davidson County, Tennessee, dated April 29, 2014 and recorded on May 12, 2014.

Being also known as 107 Judith Court Goodlettsville, Tennessee 37072.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 385,000.00

AFFIANT

Subscribed and sworn to before me, this 22ND day of MARCH, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
107 JUDITH COURT
GOODLETTSVILLE, TN 37072

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 03-22-2022 (date of document).

Kayla Short
Affiant Signature

03-22-2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 22 day of MARCH, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

