Karen Johnson Davidson County
Batch# 844416 DEEDWARR
04/25/2022 09:07:30 AM 5 pgs
Fees: $28.00 Taxes: $1,350.50
20220425-0047076

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
PO BOX 15087
Santa Ana, CA 92735

Name and address of new owner:
SFR JV-2 Property LLC, a Delaware Limited Liability Company
PO BOX 15087
Santa Ana, CA 92735

Map parcel number: 087-01-0A-049.00-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,

Lanny Mooneyham, a single 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 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 14 day of April, 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.

Lanny Mooneyham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14 day of April, 20 22, before me personally appeared Lanny Mooneyham, 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: Kat Nyquist

Commission Expires:

5/5/25

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4305 Chesney Glen Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 087-01-0A-049.00-CO

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Section 1B, Chesney Glen, R15 Residential Planned unit Development of record in Plat Book 9700, Page 289, 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 Lanny Mooneyham by Warranty deed from Dinah M. Lollar, unmarried of record in Instrument No. 20180615-0057807 Register's Office for Davidson County, Tennessee, dated June 12, 2018 and recorded on June 15, 2018.

Being also known as 4305 Chesney Glen Drive Hermitage, Tennessee 37076.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 365,000.00

AFFIANT

Subscribed and sworn to before me, this 14th day of April, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

4305 Chesney Glen Drive, Hermitage, TN 37076

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 4/14/2022 (date of document).

Kayla Short
Affiant Signature

4/14/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 14th day of April, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

