Karen Johnson Davidson County
Batch# 847873 DEEDWARR
04/29/2022 08:15:30 AM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20220429-0049493

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: 201708230086852

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,

Michael W. Evans, joined by his wife Letesa D. Johnson-Evans,

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 6th day of Apr. 1, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael W. Evans

Michael W. Evans

Letesa D. Johnson-Evans

Letesa D. Johnson-Evans

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6 day of Apr. 1, 2022, before me personally appeared **MICHAEL W. EVANS AND LETESA DANDRA JOHNSON-EVANS**, 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: Ann Stathos Donnell

Commission Expires:

09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1664 Bridgecrest Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 201708230086852

Land in Davidson County, Tennessee, Being Lot Number 166 on the Plan of Phase 3, Cambridge Forest, R-15 Residential P.U.D. of record as Instrument Number 20010628-0068483, and amended in Instrument Number 200205030054630 Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Michael W. Evans, and Wife, Letesa D. Johnson-Evans by Warranty deed from Ole South Properties, Inc of record in Instrument No. 20041007-0121315 Register's Office for Davidson County, Tennessee, dated September 22, 2004 and recorded on October 07, 2004.

Being a portion of the same property conveyed to Michael W. Evans, single by Quit Claim deed from Michael W. Evans, and Letesa D. Johnson-Evans of record in Instrument No. 20170823-0086852 Register's Office for Davidson County, Tennessee, dated August 21, 2017 and recorded on August 23, 2017.

Being also known as 1664 Bridgecrest Drive Antioch, TN 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 350,000.00

AFFIANT

Subscribed and sworn to before me, this 6TH day of APRIL, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
1664 BRIDGECREST DRIVE
ANTIOCH, TN 37013

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 04-06-2022 (date of document).

Kayla Short
Affiant Signature

04-06-2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 6TH day of APRIL, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

