Karen Johnson Davidson County
Batch# 854202 DEEDWARR
05/12/2022 11:29:30 AM 5 pgs
Fees: $28.00 Taxes: $1,258.00
20220512-0054723

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:
BPREP SFR Owner LLC, a Delaware limited liability company
997 Morrison Drive, Suite 402
Charleston, SC 29403

Name and address of new owner:
BPREP SFR Owner LLC, a Delaware limited liability company
997 Morrison Drive Suite 402
Charleston, SC 29403

Map parcel number: 018 07 0 089.00

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,

UST, LLC, a South Carolina limited liability company,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

BPREP SFR Owner 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 29th day of April, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

UST, LLC, a South Carolina limited liability company

By: _____

Name: Brian Sigmon

Title: President

STATE OF VA

COUNTY OF Arlington

Personally appeared before me, Jonathan Huggs, a Notary Public in and for said County and State, Brian Patrick, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of April, 2022

_____

Notary Public

Printed Name: Jonathan Huggs

My Commission Expires: June 30, 2024

JONATHAN HUGGS
Notary Public
Commonwealth of Virginia
Registration No. 7883457
My Commission Expires Jun 30, 2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 604 Lucien Drive, Goodlettsville, TN 37072

TAX PARCEL ID/APN (For informational purposes only): 018 07 0 089.00

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Final Plat of Section One, Charleston Square Subdivision of record in Plat Book 4860, Page 37 and 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 25, which is a corner lot, fronts 137.78 feet on the Southerly margin of Lucien Road and fronts 136.32 feet on the Easterly margin of Mathis Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 111.5 feet on the Southerly line and 106.2 feet on the Easterly line to a point of intersection.

Being the same property conveyed to UST, LLC, a South Carolina limited liability company by Warranty deed from Anne E. Williams, unmarried of record in Instrument No. 20220322-0032545 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 22, 2022.

Being also known as 604 Lucien Drive Goodlettsville, Tennessee 37072.

AFFIDAVIT OF VALUE

JH VA

STATE OF ~~TENNESSEE~~ JH)

COUNTY OF ~~Davidson County~~ Arlington)

The actual consideration (or value, whichever is greater) for this transfer is $340,000.00.

AFFIANT

Subscribed and sworn to before me, this 29th day of April, 2022.

NOTARY PUBLIC Jonathan Huggs

My Commission Expires:

June 30, 2024

Property address: 604 Lucien Drive, Goodlettsville, TN 37072

JONATHAN HUGGS
Notary Public
Commonwealth of Virginia
Registration No. 7883457
My Commission Expires Jun 30, 2024

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 4/29/2022 (date of document).

Kayla Short
Affiant Signature

4/29/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 29th day of April, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

