Karen Johnson Davidson County
Batch# 865482 DEEDWARR
06/01/2022 09:37:30 AM 7 pgs
Fees: $38.00 Taxes: $1,738.63
20220601-0063012

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: 126 16 0A 472.00

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,

Andrew Scott Kardenetz and April Kardenetz, 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 13th day of May, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrew Scott Kardenetz

April Kardenetz

STATE OF TENNESSEE

COUNTY OF _____ - See Attached -

On this _____ day of _____, 20 _____, before me personally appeared **ANDREW SCOTT KARDENETZ AND APRIL KARDENETZ**, 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: _____

Commission Expires:

_____

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of TENNESSEE }
County of WILLIAMSON } ss.

On this the 13TH (*Day*) day of MAY (*Month*), 2022 (*Year*), before me,

DENISE DELOZIER (*Name of Notary Public*), the undersigned Notary Public,

personally appeared ANDREW SCOTT KARDENETZ (*Name(s) of Signer(s)*),

☐ personally known to me – **OR** –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Signature of Notary Public

DENISE DELOZIER

MY COMMISSION EXPIRES JULY 26, 2025

Any Other Required Information (Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 05-13-2022 Number of Pages: 2

Signer(s) Other Than Named Above: April Kardenetz

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INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of TENNESSEE }
County of DAVIDSON } ss.

On this the 13TH (*Day*) day of MAY (*Month*), 2022 (*Year*), before me,

DENISE DELOZIER (*Name of Notary Public*), the undersigned Notary Public,

personally appeared APRIL KARDENETZ (*Name(s) of Signer(s)*),

☐ personally known to me – **OR** –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Signature of Notary Public

DENISE DELOZIER

MY COMMISSION EXPIRES JULY 26, 2025

Any Other Required Information (Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

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Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 05-13-2022 Number of Pages: 2

Signer(s) Other Than Named Above: Andrew Scott Kardenetz

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EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 7127 Riverfront Drive, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 126 16 0A 472.00

Land in Davidson County, Tennessee, being Lot No. 467 on the Plan of Final Plat of Riverwalk, Phase 3B of record in Plat at Instrument No. 20060106-0002328, 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 Andrew Scott Kardenetz and April Kardenetz, husband and wife, by Warranty Deed from Shelley Lynn Murphy and Ryan J. Murphy, wife and husband, of record in Instrument No. 20180511-0045270 Register's Office for Davidson County, Tennessee, dated May 10, 2018 and recorded on May 11, 2018.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

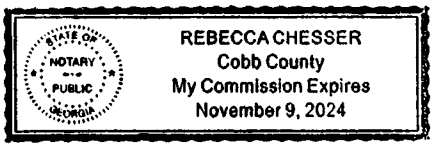
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $469,900.00

AFFIANT

Subscribed and sworn to before me, this 13th day of May, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:

7127 Riverfront Drive, Nashville, TN 37221

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 5/13/2022 (date of document).

Kayla Short

Affiant Signature

5/13/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 13th day of May, 20 22,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024