Karen Johnson Davidson County
Batch# 872335 DEEDWARR
06/15/2022 03:15:30 PM 5 pgs
Fees: $28.00 Taxes: $1,628.00
20220615-0068621

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: 075-11-OA-114.00-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,

Rosetta H. Graham, an unremarried widow

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

Rosetta H. Graham

Rosetta H. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rosetta H. Graham,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3 day of June, 2022.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of First Revision, Phase Four-A, Heritage Meadows of record in Plat at Instrument No. 20020116-0006341 and revise Plat Instrument No 20020123-0009310, 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 Martin F. Graham, Jr. and wife, Rosetta H. Graham by Warranty deed from Frank Batson Homes, Inc of record in Instrument No. 20031020-0154681 Register's Office for Davidson County, Tennessee, dated October 16, 2003 and recorded on October 20, 2003.

Said Martin F. Graham, Jr. became deceased on October 17, 2001 vesting Rosetta H. Graham as surviving tenant.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson County)

The actual consideration (or value, whichever is greater) for this transfer is $440,000.00.

Rosetta H. Graham
AFFIANT

Subscribed and sworn to before me, this 3 day of June, 2022.

NOTARY PUBLIC
My Commission Expires:
6-8-24

Property address: 4233 Rachel Donelson Pass, Hermitage, TN 37076

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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 06/03/2022 (date of document).

Kayla Short

Affiant Signature

06/03/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 3rd day of June, 2022,

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