Karen Johnson Davidson County
Batch# 877842 DEEDWARR
06/24/2022 03:22:30 PM 5 pgs
Fees: $28.00 Taxes: $1,776.00
20220624-0072763

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
P.O Box 15087
Santa Ana, CA 92735

Name and address of new owner:
SFR JV-2 PROPERTY LLC, a Delaware Limited Liability Company
P.O Box 15087
Santa Ana, CA 92735

Map parcel number: 22005190058604

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,

Wayne A. Porter and Rhonda F. Porter, 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 16 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.

Wayne A. Porter

Rhonda F. Porter

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16 day of June, 2022, before me personally appeared Wayne A Porter and Rhonda F. Porter, 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: Greg Fairbetter

Commission Expires:

11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 7241 Explorer Trail, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 22005190058604

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Boone Trace At Biltmore, Section Seven of record in Plat at Instrument No. 20011003-0107279, 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 Wayne A. Porter and Rhonda F. Porter, husband and wife by Warranty Deed from Westview Homes, LLC of record in Instrument No. 20040519-0058604 Register's Office for Davidson County, Tennessee, dated April 30, 2004 and recorded on May 19, 2004

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

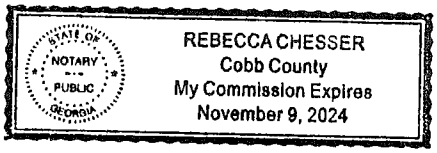
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 480,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 16 day of June, 2022.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:

7241 Explorer Trail, 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 06/16/2022 (date of document).

Kayla Short

Affiant Signature

06/16/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 16 day of June, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

