Karen Johnson Davidson County
Batch# 891602 DEEDWARR
07/20/2022 12:39:30 PM 5 pgs
Fees: $28.00 Taxes: $1,591.00
20220720-0083178

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: 172-15-0A-015.00-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,

James Alan Whitby, Executor of Estate of Herman Whitby

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

Heirs and Beneficiaries of Herman Whitby, Deceased

James Alan Whitby

By: James Alan Whitby
As Executor

STATE OF TENNESSEE

COUNTY OF Williamson

On this 15 day of July, 2022, before me personally appeared James Alan Whitby, as Executor of the Estate of Herman Whitby 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: Jake Moore

Commission Expires:
9-26-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2877 Call Hill Road, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 172-15-0A-015.00-CO

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section One, Holt Woods of record in Plat Book 7900, Page (s) 878 and 879, 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 Herman Whitby and wife, Barbara Whitby by Warranty deed from Mitchell L. DeNamur and wife, Kristin H. DeNamur of record in Instrument No. 20000726-0073879 Register's Office for Davidson County, Tennessee, dated July 17, 2000 and recorded on July 26, 2000. (Value of consideration shown in aforementioned deed $151,500.00.).

Said Barbara Whitby became deceased on June 25, 2020, vesting Herman Whitby as surviving tenant.
Said Herman Whitby became deceased on February 20, 2022.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 430,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 15th day of July, 2022.

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

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

2877 Call Hill Road, Nashville, TN 37211

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 07/15/2022 (date of document).

Kayla Short
Affiant Signature

07/15/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 15th day of July, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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