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

Karen Johnson Davidson County
Batch# 897978 DEEDWARR
08/03/2022 09:38:30 AM 5 pgs
Fees: $28.00 Taxes: $1,184.00
20220803-0088310

Send tax bills to:
SFR JV-2 PROPERTY LLC, a Delaware Limited Liabilty Company
P.O. Box 15087
Santa Ana, CA 92735

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

Map parcel number: 151 10 0A 045.00

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,

Vlancia Investments LLC, a Georgia Limited Liability Cormpany,

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 Liabilty 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 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.

Vlancia Investments LLC, a Georgia Limited Liability Cormpany

D. A, Member

By: Duane Alexander
Its: Member

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, Starr Ashonda Mosley ~~Duane Alexander, Member~~, a Notary Public in and for said County and State, Duane Alexander, Member, 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 July, 2022

Notary Public

Printed Name: Starr Ashonda Mosley

My Commission Expires: 3/3/2026

STARR ASHONDA MOSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP: 03/03/2026

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 7012 South Hampton Boulevard, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 151 10 0A 045.00

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Villages of Long Hunter, Phase 1, P.U.D. of record in Plat at Instrument No. 20010123-0006894, 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 Vlancia Investments, LLC, a Georgia Limited Liability Company by Warranty deed from Sithpraseuth Phothirath and Ratsamy Phothirath, married, of record in Instrument No. 20220728-0085919 Register's Office for Davidson County, Tennessee, dated July 19, 2022 and recorded on July 28, 2022.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

The actual consideration (or value, whichever is greater) for this transfer is $320,000.00.

AFFIANT

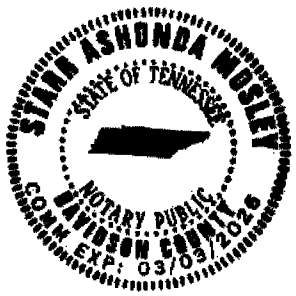
County of: Wilson State of: Tennessee

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

NOTARY PUBLIC Starr Ashonda Mosley

My Commission Expires:

3/3/2024



Property address: 7012 South Hampton Boulevard, Antioch, TN 37013

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 07/29/2022 (date of document).

Kayla Short

Affiant Signature

07/29/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 29th day of July, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

