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# 899133 DEEDWARR
08/04/2022 02:38:30 PM 5 pgs
Fees: $28.00 Taxes: $1,646.50
20220804-0088967

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: 126-15-0B-248.00-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,

Jo Lynne Leneave and Timothy J. Leneave, husband and wife, as joint tenants with right of survivorship,

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 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.

Jo Lynne Leneave

Jo Lynne Leneave

Timothy J. Leneave

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of July, 2022, before me personally appeared Jo Lynne Leneave and Timothy J. Leneave, 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 Gerald G. Patterson

Commission Expires:

10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 7120 Commonwealth Circle, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 126-15-0B-248.00-CO

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Section Three, Lexington Point of record in Plat at Instrument No. 20020116-0006331, 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 Jo Lynne Bain, unmarried by Warranty deed from Frances Dunaway (formerly known as Frances E. Benz) and spouse, James Landon Dunaway of record in Instrument No. 20111003-0076259 Register's Office for Davidson County, Tennessee, dated September 30, 2011 and recorded on October 03, 2011. (Value of consideration shown in aforementioned deed $158,000.00.)

Being the same property conveyed to Gerald G. Patterson, Trustee by Quitclaim Deed from Jo Lynne Bain, unmarried of record in Instrument No. 20111109-0087635, Register's Office for Davidson County, Tennessee, dated November 01, 2011 and recorded on November 09, 2011 and within the same deed the said Gerald G. Patterson, Trustee conveyed his interest in the subject property to Jo Lynne Bain, unmarried and Timothy J. Leneave, unmarried as joint tenants with right of survivorship (Value of consideration shown in aforementioned deed $0.00.)

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $445,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires:
10/2/2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

Property address: 7120 Commonwealth Circle, 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 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)

