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# 902916 DEEDWARR
08/12/2022 12:50:30 PM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20220812-0091877

Send tax bills to:
SFR JV-2 Property LLC, a Delaware Limited Liability Company
P.O. Box15087
Santa Ana, CA 92735

Name and address of new owner:
SFR JV-2 Property LLC, a Delaware Limited Liability Company
P.O. Box15087
Santa Ana, CA 92735

Map parcel number: 149-04-0A-021.00-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,

Rushell W. Crawford Pellew, a married woman, who acquired title as Rushell W. Crawford, an unmarried woman,

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

Rushell W Crawford Pellew
Rushell W. Crawford Pellew

STATE OF TENNESSEE

COUNTY OF Davidson

On this 9 day of August, 2022, before me personally appeared Rushell W Crawford Pellew, 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: Derek Truelove

Commission Expires:
3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 705 Griggs Place, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 149-04-0A-021.00-CO

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Final Plat of Town View of record in Plat at Instrument No. 20080320-0028273, 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 Rushell W. Crawford, an unmarried woman by Warranty deed from Moss Springs LLC, a Tennessee limited liability company of record in Instrument No. 20150318-0023222 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on March 18, 2015. (Value of consideration shown in aforementioned deed $151,900.00.)

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $400,000.00.

Russell Brownford
AFFIANT

Subscribed and sworn to before me, this 9 day of August, 2022.

NOTARY PUBLIC
My Commission Expires:
5/29

Property address: 705 Griggs Place, Nashville, TN 37217

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

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 8/09/2022 (date of document).

Kayla Short
Affiant Signature

8/9/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 9th day of August, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024