Karen Johnson Davidson County
Batch# 908006 DEEDWARR
08/25/2022 10:48:30 AM 5 pgs
Fees: $28.00 Taxes: $1,369.00
20220825-0096010

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: 174-01-0A-050.00-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,

Urban Home Solutions LLC, a Georgia Limited Liability Company,

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 22 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.

Urban Home Solutions LLC, a Georgia Limited Liability Company

Blanca Salazar-Lopez Sole member
By: Blanca Salazar-Lopez
As Its: Sole Member

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, Amanda F Zorc, a Notary Public in and for said County and State, Blanca Salazar-Lopez, 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 22 day of August, 2022

Notary Public

Printed Name: Amanda F Zorc

My Commission Expires: may 10, 2026

AMANDA F ZORC
Notary Public - State of Georgia
Fulton County
My Commission Expires May 10, 2026

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 1012 Shire Drive, Antioch, TN 37013

TAX PARCEL ID/APN: 174-01-0A-050.00-CO

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of First Amendment, Rivendell Woods, Phase One, Section One of record in Plat at Instrument No. 20070329-0037618, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property being the same property conveyed by Warranty Deed from Gopal Nepal, formerly known as Padam Nepal, joined by his wife, Renu Nepal to Urban Home Solutions LLC, a George Limited Liability Company, recorded August 24, 2022, at Instrument No. 20220824-0095655, of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 370,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 22nd day of August, 20 22.

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:

1012 Shire Drive, 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 08/22/2022 (date of document).

Kayla Short

Affiant Signature

08/22/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 22nd day of August, 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