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# 921528 DEEDWARR
09/26/2022 03:49:30 PM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20220926-0106608

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: 064-09-0-270.00

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,

Joe Reeder and Andrew Altieri Jr., having acquired title as unmarried, now married to each other, with rights 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 22ND day of Sept., 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joe Reeder

Joe Reeder

Andrew Altieri Jr.

Andrew Altieri Jr.

STATE OF TENNESSEE

COUNTY OF Wilson

On this 22ND day of Sept., 2022, before me personally appeared Joe Reeder & Andrew Altieri, Jr, 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: Tracey Trumphour

Commission Expires:

3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO.

EXHIBIT A

Legal Description

STREET ADDRESS: 4432 South Trace Boulevard, Old Hickory, TN 37138

COUNTY: Davidson

CLIENT CODE: 482816

TAX PARCEL ID/APN: 064-09-0-270.00

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Southfork, Section Two of record in Plat Book 6250, Page 386, 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 Joe Reeder, unmarried man and Andrew Altieri Jr., unmarried man with rights of survivorship by Warranty deed from Dee Ann Mairson of record in Instrument No. 20010418-0038162 Register's Office for Davidson County, Tennessee, dated March 30, 2001 and recorded on April 18, 2001.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Real Property Records of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

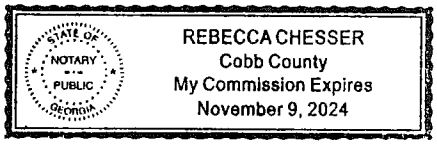
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $375,000.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 23rd day of September, 20 22.

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



Property address:

South Trace Boulevard, Old Hickory, TN 37138

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 September 22, 2022 (date of document).

Kayla Short
Affiant Signature

9/23/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 23rd day of September, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

