Karen Johnson Davidson County
Batch# 933034 DEEDWARR
10/24/2022 11:11:30 AM 5 pgs
Fees: $28.00 Taxes: $1,320.90
20221024-0115268

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: 175-06-0A-038.00-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,

Shiva K. Gurung and Renuka Gurung , husband and wife

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.

The subject property is neither the principal residence of the Grantor, nor his/her spouse or dependent, if any.

Witness our hand this 21 day of Oct, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Shiva K. Gurung

Renuka Gurung

STATE OF TENNESSEE

COUNTY OF Davidson

On this 21 day of Oct, 20 22, before me personally appeared Shiva K Gurung & Renuka Gurung, 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: Ann Stathos Donnell

Commission Expires:

09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

STREET ADDRESS: 1109 Shallowbrook Trail South, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: 492006

TAX PARCEL ID/APN: 175-06-0A-038.00-CO

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section One, The Preserve at Old Hickory, "Cluster Subdivision", according to plat and survey appearing of record in Plat at Instrument No. 20060824-0104545, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete details and scription of said lot.

Being the same property conveyed to Shiva K. Gurung and Renuka Gurung, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20130725-0076887 Register's Office for Davidson County, Tennessee, dated July 19, 2013 and recorded on July 25, 2013.

Previous instrument of record in Instrument number 20060731-0092636, of the Register's Office of Davidson County, Tennessee.

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)

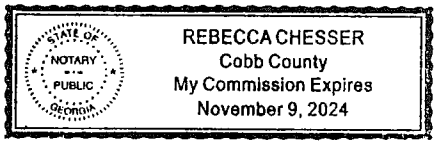
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $357,000.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 24th day of October, 20 22.

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



Property address:
1109 Shallowbrook Trail South, 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 October 21, 2022 (date of document).

Kayla Short
Affiant Signature

10/24/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 24th day of October, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

