Karen Johnson Davidson County
Batch# 945501 DEEDWARR
11/29/2022 01:56:30 PM 5 pgs
Fees: $28.00 Taxes: $1,683.50
20221129-0125183

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: 050-02-0A-013.00-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,

Richard William Franklin Jr. and Lauren Danielle Franklin, 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.

Witness our hand this 28th day of November, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard William Franklin, Jr.

Richard William Franklin Jr.

Lauren Danielle Franklin

Lauren Danielle Franklin

STATE OF Texas

COUNTY OF Montgomery

On this 28th day of November, 2022, before me personally appeared Richard William Franklin, Jr. and Lauren Danielle Franklin, 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.

Anahi Gonzalez

Notary Public , State of Texas

Printed Name: Anahi Gonzalez

Commission Expires:

11/18/2024

NOTARY PUBLIC STATE OF TEXAS

Anahi Gonzalez

ID NUMBER
132788072
COMMISSION EXPIRES
November 18, 2024

Notarized online using audio-video communication

EXHIBIT A

Legal Description

STREET ADDRESS: 1845 Belle Arbor Drive, Nashville, TN 37207

COUNTY: Davidson

CLIENT CODE: 491993

TAX PARCEL ID/APN: 050-02-0A-013.00-CO

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Final Plat, Belle Arbor PUD, Phase 2 (formerly known as Victory Village PUD), of record in Plat at Instrument No. 20161222-0134965, as corrected in Instrument No. 20170110-0002925, 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 Richard William Franklin, Jr. and Lauren Danielle Franklin, husband and wife by Warranty Deed from Gregory Farricielli, unmarried of record in Instrument No. 20210511-0063249 Register's Office for Davidson County, Tennessee, dated May 7, 2021 and recorded on May 11, 2021.

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)

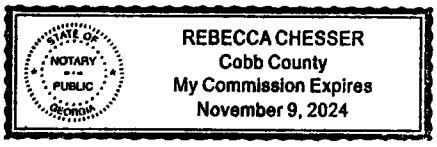
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $455,000.00

Kayla Hunt
AFFIANT

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

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



Property address:
1845 Belle Arbor Drive, Nashville, TN 37207

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 November 28, 2022 (date of document).

Kayla Short
Affiant Signature

11/29/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 29th day of November, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

