Karen Johnson Davidson County
Batch# 954469 DEEDWARR
12/22/2022 12:28:30 PM 5 pgs
Fees: $28.00 Taxes: $1,443.00
20221222-0132152

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: 098-05-0A-125.00-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,

James F. Moloney and Stephanie K. Moloney, who acquired title as Stephanie K. Martin, husband and wife, Joint Tenants with Right 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 20 day of Dec, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James F. Moloney Date: 12/20/22
James F. Moloney

Stephanie K. Moloney FKA Stephanie K. Martin Date: 12/20/22
Stephanie K. Moloney FKA Stephanie K. Martin

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20 day of Dec, 2022, before me personally appeared James F Moloney & Stephanie K Moloney a/k/a Stephanie K Martin, 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

MORE COMMONLY KNOWN AS: 5640 Chestnutwood Trail, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 098-05-0A-125.00-CO

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Revision One, Section Five, Hampton Hall of record in Plat at Instrument No. 20000728-0074425, 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 James F. Moloney, an unmarried man, and Stephanie K. Martin, an unmarried woman, joint tenants with right of survivorship, by Warranty Deed from Leon D. Tillman, Jr., and Monique Tillman, husband and wife, of record in Instrument No. 20210708-0092108, Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on July 08, 2021.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration (or value, whichever is greater) for this transfer is $390,000.00.

Stephanie K Mahoney FKA Stephanie K Martin
AFFIANT

Subscribed and sworn to before me, this 30 day of Dec, 2022

NOTARY PUBLIC
My Commission Expires:
09/03/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property address: 5640 Chestnutwood Trail, Hermitage, TN 37076

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 December 20, 2022 (date of document).

Kayla Short

Affiant Signature

12/21/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 21st day of December, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

