Karen Johnson Davidson County
Batch# 962401 DEEDWARR
01/19/2023 10:25:30 AM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20230119-0004377

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: 050-02-0C-006.00-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,

Sophia Smith a/k/a Sophia Alexandra Smith, a married woman, having acquired title as an unmarried woman, now joined by her husband Bryce Henry Curtis

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 13 day of JAN., 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sophia Smith a/k/a Sophia Alexandra Smith

Bryce Henry Curtis

STATE OF ~~TENNESSEE~~ COLORADO

COUNTY OF EL PASO

On this 13 day of JAN., 2023, before me personally appeared SOPHIA SMITH AKA SOPHIA ALEXANDRA SMITH & BRYCE HENRY CURTIS, 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: Candice Russell-Vermilyea CNSA

Commission Expires:

8/12/2026

CANDICE RUSSELL-VERMILYEA
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20224031660
MY COMMISSION EXPIRES AUG 12, 2026

EXHIBIT A

EXHIBIT A

Legal Description

STREET ADDRESS: 1034 Cone Boulevard, Nashville, TN 37207

COUNTY: Davidson

CLIENT CODE: 499393

TAX PARCEL ID/APN: 050-02-0C-006.00-CO

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat of Thornton Grove PUD, Phase 1A of record in Plat at Instrument No. 20200515-0051025, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sophia Smith, unmarried woman by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20210119-0007688 Register's Office for Davidson County, Tennessee, dated January 15, 2021 and recorded on January 19, 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)

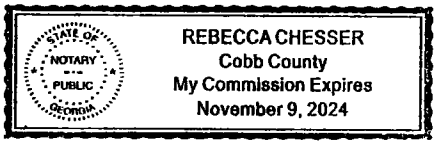
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $400,000.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 17th day of January, 20 23.

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



Property address:
1034 Cone Boulevard, 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 January 13, 2023 (date of document).

Kayla Short
Affiant Signature

1/17/2023
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 17th day of January, 20 23,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

