Karen Johnson Davidson County
Batch# 1001989 DEEDWARR
05/11/2023 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,246.90
20230511-0035085

Send tax bills to:
SFR JV-2 PROPERTY LLC
P.O. BOX 15087
SANTA ANA, CA 92735

Name and address of new owner:
SFR JV-2 PROPERTY LLC
P.O. BOX 15087
SANTA ANA, CA 92735

This instrument prepared by:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 200
DULUTH, GA 30097
File No. OSN 511944

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

WARRANTY DEED

This Deed executed this 5 day of MAY 2023, for good consideration, I (We) **MODERNLABSTUDIO LLC, a Wyoming Limited Liability Company**, whose mailing address is 688 HAMILTON CROSSINGS, ANTIOCH, TN 37013, hereby bargain, deed, and convey to **SFR JV-2 PROPERTY LLC, a Delaware Limited Liability Company**, whose mailing address is P.O. BOX 15087, SANTA ANA, CA 92735, the following described land in DAVIDSON County, to wit:

Land in the First Civil District of Davidson County, Tennessee, being all of Unit No. 32, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Sections Two and Three, filed for record as Instrument No. 20081117-0113467 and amended in Instrument No. 20130322-0028759, and as further amended by Instrument No. 20140207-0011094, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same premises conveyed to MODERNLABSTUDIO LLC, A WYOMING LIMITED LIABILITY COMPANY by Deed recorded on 05/10/2023 as Instrument No. 20230510-0034970 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 175-02-0B-228.00-CO
Property Address: 1608 SPRUCEDALE DRIVE, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

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.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

Witness our hand this 5 day of MAY, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MODERNLABSTUDIO LLC, a Wyoming Limited Liability Company

By: _____
Joachim Obeto
Its: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me this 5 day of MAY, 2023, by JOACHIM OBETO, who is personally known to me (or satisfactorily proven) to be the MANAGER of **MODERNLABSTUDIO LLC, a Wyoming Limited Liability Company**, and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

DANIEL V HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/21/2026

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 337,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to before me this 5 day of MAY, 2023.

Notary Public

My Commission Expires: 9/21/2026

DANIEL V HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

1608 Sprucedale Drive, Antioch, TN 37013

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, 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 May 5, 2023 (date of document).

Affiant Signature

5/5/2023
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 5th day of May, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024