Karen Johnson Davidson County
Batch# 1008536 DEEDWARR
05/26/2023 04:10:30 PM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20230526-0040141

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-016.00-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,

Modern Lab Studio, LLC, a Wyoming Limited Liability Company,

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 24 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.

Modern Lab Studio, LLC, a Wyoming Limited Liability Company

By: Joachim Obeto
Its: Manager

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Dionne Carver, a Notary Public in and for said County and State, Joachim Obeto, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained. and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of May, 2023

Notary Public

Printed Name: Dionne Carver

My Commission Expires: 12/21/2024

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1857 Belle Arbor Drive, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 050-02-0A-016.00-CO

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Final Plat, Belle Arbor PUD Phase 2 (formerly known as Victory Village PUD) of record in Instrument No. 20161222-0134965 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Modern Lab Studio, LLC, a Wyoming Limited Liability Company, wife and husband by Warranty deed from Princess Raine and Shamel Thomas, wife and husband of record in Instrument No. 20230526-0040082, Register's Office for Davidson County, Tennessee, dated 5/24/2023 and recorded on 5/26/2023.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF Davidson county

The actual consideration (or value, whichever is greater) for this transfer is $380,000.00.

AFFIANT

Subscribed and sworn to before me, this 24th day of May, 2023.

NOTARY PUBLIC
My Commission Expires:
12/21/2024

DIONNE CARVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Dec 21, 2024
COUNTY OF WILLIAMSON

Property address: 1857 Belle Arbor Drive, Nashville, TN 37207

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 05/24/2023 (date of document).

Robynn Miller

Affiant Signature

05/24/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 24th 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