Karen Johnson Davidson County
Batch# 655991 DEEDWARR
06/14/2021 01:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,324.23
20210614-0079856

This instrument prepared by and (MAIL) instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
FKH SFR EMD, L.P., a Delaware Limited Partnership
1850 Parkway PL SE, 900
Marietta, GA 30067

Name and address of new owner:
FKH SFR EMD, L.P., a Delaware Limited Partnership
1850 Parkway Pl SE, 900
Marietta, GA 30067

Map parcel number: 16413014800

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,

Adel K Samy and Ustina Boutros, Husband and Wife,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

FKH SFR EMD, L.P., a Delaware Limited Partnership,

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 8 day of June, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Adel K. Samy

Ustina Boutros

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8 day of June, 20 21, before me personally appeared Ustina Boutros & Adel K. Samy, 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.

Michelle R Davis

Notary Public

Printed Name: Michelle R Davis

Commission Expires:

7/2/2024

MICHELLE R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 6005 Monroe Crossing, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 16413014800

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Final Plat, Asheford Crossing, Section Three of record in Plat Book 9700, Page 545, 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 Adel K. Samy, unmarried by Warranty deed from John Christopher King and wife, Augustine R. King of record in Instrument No. 20150316-0022107 Register's Office for Davidson County, Tennessee, dated March 11, 2015 and recorded on March 16, 2015.

Being the same property conveyed to Adel K. Samy and Ustina Boutros, husband and wife by Quitclaim deed from Adel K. Samy, unmarried of record in Instrument No. 20190705-0065919 Register's Office for Davidson County, Tennessee, dated July 03, 2019 and recorded on July 05, 2019.

Being also known as 6005 Monroe Crossing Antioch, Tennessee 37013.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidsoncounty)

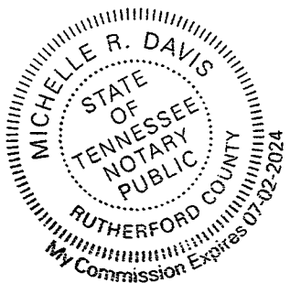
The actual consideration (or value, whichever is greater) for this transfer is $357,900.00.

Ushria B Parks
AFFIANT

Subscribed and sworn to before me, this 8 day of June, 2021.

Michelle R Davis
NOTARY PUBLIC
My Commission Expires:
7/2/2024

Property address: 6005 Monroe Crossing, Antioch, TN 37013



Certificate of Authenticity

I, Cynthia Brown, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022