Karen Johnson Davidson County
Batch# 691826 DEEDWARR
08/06/2021 10:15:30 AM 5 pgs
Fees: $28.00 Taxes: $1,048.21
20210806-0106037

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 PropCo G, L.P., a Delaware limited partnership
1850 Parkway Place, Suite 900
Marietta, GA 30067

Name and address of new owner:
FKH SFR PropCo G, L.P., a Delaware limited partnership
1850 Parkway Place, Suite 900
Marietta, GA 30067

Map parcel number: 165-13-0A-154-00

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,

Abdulquader Omar, married joined by spouse Rahmah Mahal

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

FKH SFR PropCo G, 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.

***HOMESTEAD WAIVER**

Rahmah Mahal, wife of grantor, joins in the execution to convey his/her marital and or Homestead rights, if any, in subject property.

Witness our hand this 30 day of July, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Abdulquader Omar

Rahmah Mahal

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30 day of July, 2021, before me personally appeared Abdulquadur Omar Rahmah Mahal, 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: Sophie Bransford

Commission Expires:

3/6/2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4329 Mystic Valley Court, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 165-13-0A-154-00

Land in Davidson County, Tennessee, being Lot No. 434 on the Plan of Section 9, Peppertree Forest PCD of record in Plat Book 7900, Page 760, 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 Abdulquader Omar by Warranty deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20210610-0078231 Register's Office for Davidson County, Tennessee, dated June 04, 2021 and recorded on June 10, 2021.

Being also known as 4329 Mystic Valley Court 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)

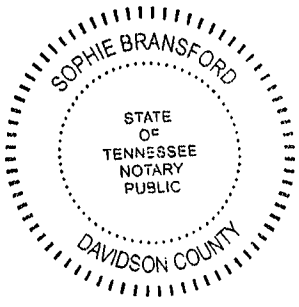
The actual consideration (or value, whichever is greater) for this transfer is $283,300.00.

AFFIANT

Subscribed and sworn to before me, this 30 day of July, 2021.

NOTARY PUBLIC
My Commission Expires:
3/6/2024

Property address: 4329 Mystic Valley Court, Antioch, TN 37013



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 7/30/2021 (date of document).

Kayla Short
Affiant Signature

7/30/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 30th day of July, 2021

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

