Karen Johnson Davidson County
Batch# 692660 DEEDWARR
08/06/2021 03:51:30 PM 5 pgs
Fees: $28.00 Taxes: $1,239.50
20210806-0106552

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: 096-14-0-047.00

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,

Mohammad N. Al Saadi, married and joined by spouse Taghreed A. Saadi,

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

Taghreed A. Saadi, wife of grantor, joins in the execution to convey her marital and or homestead rights, if any, in subject property.

Mohammad N. Al Saadi

Taghreed A. Saadi

STATE OF TENNESSEE

COUNTY OF Davidson

On this 21 day of July, 20 21, before me personally appeared Mohammad N. Al Saadi Taghreed A. Saadi, 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: 2909 Lakeland Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 096-14-0-047.00

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Twin Lawn of record in Plat Book 2331, Page 9, 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 Mohammad N. Al Saadi, married man by Warranty deed from Walid N. Abdalla, a married person of record in Instrument No. 20190617-0057904 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 17, 2019.

Being also known as 2909B Lakeland Drive Nashville, Tennessee 37214.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

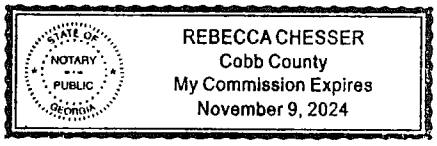
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 335,000.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 21st day of July, 20 21.

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



Property address: 2909 B Lakeland Drive, Nashville, TN 37214

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 7/21/2021 (date of document).

Kayla Short
Affiant Signature

7/21/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 21st day of July, 2021

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

