Karen Johnson Davidson County
Batch# 712864 DEEDWARR
09/10/2021 11:49:30 AM 5 pgs
Fees: $28.00 Taxes: $1,192.33
20210910-0121516

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:
RM1 SFR PropCo A, L.P., a Delaware limited partnership
1850 Parkway Pl Suite 900
Marietta, GA 30067

Name and address of new owner:
RM1 SFR PropCo A, L.P., a Delaware limited partnership
1850 Parkway Pl Suite 900
Marietta, GA 30067

Map parcel number: 173-04-0A-060-00-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,

Santi Rai, who incorrectly took title as Sanit Rai, an unmarried woman

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

RM1 SFR PropCo A, 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 3rd day of September, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Santi Rai a/k/a Sanit Rai

Santi Rai, a/k/a Sanit Rai

STATE OF TENNESSEE

COUNTY OF Davidson

On this 3rd day of September 20 21, before me personally appeared Santi Rai, 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: Laurie Damewood

Commission Expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5028 W Oak Highland Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 173-04-0A-060-00-CO

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Oak Highlands, Phase 1 of record in Plat Book 6900, Page (s) 432 through 435, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sanit Rai by Warranty deed from Jerry Steve Smith, an unmarried man of record in Instrument No. 20180201-0010306 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 01, 2018. (Value of consideration shown in aforementioned deed $217,000.00.) Being also known as 5028 W Oak Highland Drive Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $322,250.00.

Mitra Chamlagai
AFFIANT

Subscribed and sworn to before me, this 3rd day of September, 2021

NOTARY PUBLIC
My Commission Expires:

Property address: 5028 W Oak Highland Dr., Antioch, TN 37013

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

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 9/3/2021 (date of document).

Kayla Short

Affiant Signature

9/3/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 3rd day of Sept, 20 21,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024