Karen Johnson Davidson County
Batch# 733959 DEEDWARR
10/12/2021 09:41:30 AM 6 pgs
Fees: $33.00 Taxes: $1,140.71
20211012-0136758

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 H, L.P., a Delaware Limited Partnership
1850 Parkway Place, Suite 900
Marietta, GA 30067

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

Map parcel number: 175 02 0B 217.00

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,

Joseph Garvey, an unmarried man and Tiffany Montgomery, an unmarried woman

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

FKH SFR PropCo H, L.P., a Delaware Limited Partnership,

the Grantee herein, its (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 Grantee, its (successors), heirs and assigns forever. We covenant with the said Grantee 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 22nd day of September, 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.

Joseph Garvey

Joseph Garvey

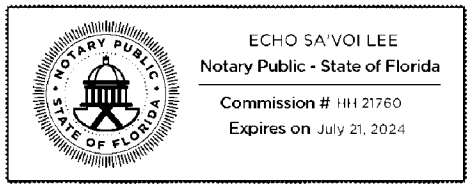
STATE OF Florida

COUNTY OF Orange

On this 22nd day of September, 20 21, before me personally appeared Joseph Garvey, 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. Who provided identification of DRIVER LICENSE

E. Sa'Voi Lee

Notary Public
Printed Name: Echo Sa'Voi Lee
Commission Expires: 07/21/2024



Notarized online using audio-video communication

Tiffany Montgomery

STATE OF TENNESSEE

COUNTY OF _____

On this _____ day of _____, 20 _____, before me personally appeared _____, 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: _____
Commission Expires: _____

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

_____
Joseph Garvey

STATE OF TENNESSEE

COUNTY OF _____

On this _____ day of _____, 20 _____, before me personally appeared _____, 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: _____
Commission Expires:_____

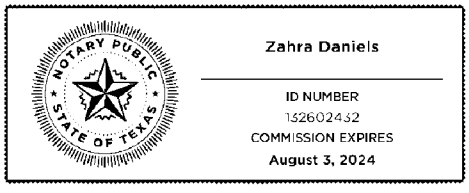
Tiffany Montgomery
_____
Tiffany Montgomery

STATE OF Texas

COUNTY OF Harris

On this 22nd day of September 20 21, before me personally appeared Tiffany Montgomery, 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.

Zahra Daniels
_____
Notary Public
Printed Name: Zahra Daniels
Commission Expires: 08/03/2024



Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1623 Sprucedale Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 175 02 0B 217.00

Being all of Unit No.21, on the plan of Old Hickory Commons, Section Two and Three, according to Plat and survey appearing of record in Instrument Number 20081117-0113467, as amended in Instrument Number 20130322-0028759, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot

Being the same property conveyed to Joseph Garvey, an unmarried man, and Tiffany Montgomery, an unmarried woman, by Warranty deed from Ole South Properties, Inc., A Tennessee Corporation of record in Instrument No. 20130906-0094217 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 06, 2013. (Value of consideration shown in aforementioned deed $140,565.00.)

Being also known as 1623 Sprucedale Drive Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF Texas)

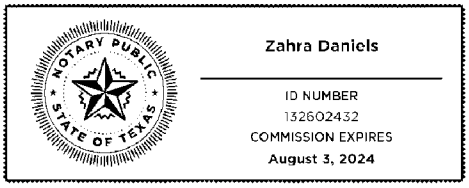
COUNTY OF Harris)

The actual consideration (or value, whichever is greater) for this transfer is $308,300.00.

Tiffany Montgomery
AFFIANT

Subscribed and sworn to before me, this 22nd day of September, 2021.

NOTARY PUBLIC
My Commission Expires: 08/03/2024



Property address: 1623 Sprucedale Drive, Antioch, TN 37013

Notarized online using audio-video communication

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 9/22/2021 (date of document).

Kayla Short
Affiant Signature

9/22/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 22nd day of September, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

