Karen Johnson Davidson County
Batch# 748042 DEEDWARR
11/02/2021 04:14:30 PM 5 pgs
Fees: $28.00 Taxes: $1,542.90
20211102-0146819

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: 126-16-0A-145.00-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 and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Jena Brown and Edward Pailet, wife and husband

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 Grantee, its (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 27th day of October, 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.

Jena Brown

Jena Brown

Edward Pailet

Edward Pailet

STATE OF Virginia

COUNTY OF Loudon

On this 27th day of October, 20 21, before me personally appeared Edward Pailet Jena Brown, 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: Matthew Papcun

Commission Expires:

11/30/2025



Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $417,000.00

AFFIANT

Subscribed and sworn to before me, this 27 day of October, 2021.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 6845 Bridgewater Drive, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 126-16-0A-145.00-CO

Land in Davidson County, Tennessee, being Lot No. 145, as shown on the map entitled Final Plat, Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, of record in Plat at Instrument No. 20011026-0117231, 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 Jena Brown and Edward Pailet, wife and husband by Warranty deed from Nicholas Hansen and Rebecca Bailey N/K/A Rebecca Hansen, husband and wife of record in Instrument No. 20191028-0110271 Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded on October 28, 2019. (Value of consideration shown in aforementioned deed $310,000.00.) Being also known as 6845 Bridgewater Drive Nashville, Tennessee 37221.

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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 10/27/2021 (date of document).

Kayla Short

Affiant Signature

10/27/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 27 day of October, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

