Karen Johnson Davidson County
Batch# 758457 DEEDWARR
11/19/2021 11:32:30 AM 5 pgs
Fees: $28.00 Taxes: $1,448.55
20211119-0154161

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: 174 11 0A 211.00 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,

Mahdi Mohammed and Chinar Mohammed, husband and wife,

the Grantor 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 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 12 day of Noveber, 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.

mahdi mohammed
Mahdi Mohammed

ChiNAR Mohammed
Chinar Mohammed

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12TH day of November, 20 21, before me personally appeared Mahdi Mohammed, Chinar Mohammed, 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.

Kimberly Reese
Notary Public

Printed Name: Kimberly Reese

Commission Expires:
01/06/2025



EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2304 Haskell Dr., Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 174 11 0A 211.00 CO

Land in Davidson County, Tennessee, being Lot No. 310A on the Plan of Final Plat of Cane Ridge Farms, Phase Four, as shown on plat of record in Plat at Instrument No. 20030721-0101773, Surveyor's Certificate of Correction in Instrument No. 20040715-0084333, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mahdi Mohammed and Chinar Mohammed, husband and wife by Warranty deed from Sabah Ishat Siso of record in Instrument No. 20121004-0090992 Register's Office for Davidson County, Tennessee, dated September 28, 2012 and recorded on October 04, 2012. (Value of consideration shown in aforementioned deed $150,000.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $391,500.00

AFFIANT

Subscribed and sworn to before me, this 12th day of November, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

2304 Haskell Dr., 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 11/12/2021 (date of document).

Kayla Short

Affiant Signature

11/12/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 12th day of November, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

