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

Karen Johnson Davidson County
Batch# 760182 DEEDWARR
11/23/2021 03:03:30 PM 5 pgs
Fees: $28.00 Taxes: $1,289.45
20211123-0155657

Send tax bills to:
FKH SFR PropCo I, L.P., a Delaware Limited Partnership
1850 Parkway Place, Suite 900
Marietta, GA 30067

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

Map parcel number: 074-16-0-174.00
Property Address: 3810 Bonnacreek Drive, Hermitage, TN 37076
Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty-Eight Thousand Five Hundred Dollars and no/100 ($348,500.00), 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,

OP SPE TPA1, LLC, a Delaware Limited Liability Company,

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

FKH SFR PropCo I, 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 15th day of November, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GRANTOR:

OP SPE TPA1, LLC, a Delaware Limited Liability Company

By: _____

Name: Derek Dickson

Its: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Melinda Kingmixay, a Notary Public in and for said County and State, Maricopa, Arizona, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of Nov., 2021

_____

Notary Public

Printed Name: Melinda Kingmixay

My Commission Expires: March 14, 2023

MELINDA KINGMIXAY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 562088
MY COMMISSION EXPIRES
MARCH 14, 2023

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 3810 Bonnacreek Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 074-16-0-174.00

Land in Davidson County, Tennessee, being Lot No. 972 on the Plan of Section Eleven, Hermitage Hills of record in Plat Book 3600, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 972 fronts 90 feet on the Northerly Margin of Bonnacreek Drive and runs back between lines measuring 141.79 feet on the Easterly line and 133.58 feet on the Westerly line to a dead line measuring 90.32 feet thereon.

Being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company by Warranty deed from Patrick Francis Maher, III and Nathaniel Grant Maher of record in Instrument No. 20210709-0092563 Register's Office for Davidson County, Tennessee, dated July 07, 2021 and recorded on July 09, 2021.

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Arizona)

COUNTY OF ~~Davidsoncounty~~ Maricopa)

The actual consideration (or value, whichever is greater) for this transfer is $348,500.00.

Derek Dickson
Authorized Signer

AFFIANT

Subscribed and sworn to before me, this 15 day of Nov., 2021.

NOTARY PUBLIC

My Commission Expires: March 14, 2023

MELINDA KINGMIXAY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 562088
MY COMMISSION EXPIRES
MARCH 14, 2023

Property address: 3810 Bonnacreek Drive, Hermitage, TN 37076

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 11/15/2021 (date of document).

Kayla Short
Affiant Signature

11/15/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 15th day of November, 2021,

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