Karen Johnson Davidson County
Batch# 761518 DEEDWARR
11/29/2021 10:27:30 AM 5 pgs
Fees: $28.00 Taxes: $1,252.82
20211129-0156953

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 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: 182-06-0A-385.00-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,

Joshua M. Dutton and Allison N. Dutton aka Allison N. Alldredge,

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 17 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.

Joshua M. Dutton

Allison N. Dutton aka Allision N. Alldredge

STATE OF TENNESSEE

COUNTY OF Knox

On this 17 day of November, 2021, before me personally appeared Joshua M Dutton and Allison N Dutton aka Allison N Alldredge, 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: Shana Beth Edington

Commission Expires:

7/26/2023

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 9025 Ristau Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 182-06-0A-385.00-CO

Land in Davidson County, Tennessee, being Lot No. 322 on the Final Plat for Cluster-Lot Subdivision OLD HICKORY HILLS, PHASE THREE, SECTION TWO, as shown on plat of record in Instrument Number 20070516-0058484, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua M. Dutton, an unmarried man and Allison N. Alldredge, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Robert S Hirabayashi and Annmarie E Hirabayashi, Husband and wife of record in Instrument No. 20120120-0005589 Register's Office for Davidson County, Tennessee, dated January 04, 2012 and recorded on January 20, 2012. (Value of consideration shown in aforementioned deed $109,000.00.) Being also known as 9025 Ristau Drive Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Knox)

The actual consideration (or value, whichever is greater) for this transfer is $338,600.00.

AFFIANT

AFFIANT

Subscribed and sworn to before me, this 17 day of November, 2021.

NOTARY PUBLIC
My Commission Expires:
7/26/2023

Property address: 9025 Ristau Drive, Antioch, TN 37013

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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 11-17-2021 (date of document).

Kayla Short

Affiant Signature

11-17-2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 17 day of NOVEMBER, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024