Karen Johnson Davidson County
Batch# 762487 DEEDWARR
11/29/2021 03:41:30 PM 5 pgs
Fees: $28.00 Taxes: $1,169.20
20211129-0157429

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:

RMI SFR PropCo B, L.P., a Delaware limited partnership
1850 Parkway Place, Suite 900, Marietta, GA 30067

Name and address of new owner:

RMI SFR PropCo B, L.P., a Delaware limited partnership
1850 Parkway Place, Suite 900, Marietta, GA 30067

Map parcel number: 053-14-0-045.00

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,

Charlotte Cox and Dennis Echols,

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

RMI SFR PropCo B, 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 18th 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.

Charlotte Cox

Charlotte Cox

Dennis Echols

Dennis Echols

STATE OF Texas

COUNTY OF Harris

On this 18th day of November, 2021, before me personally appeared Dennis R Echols Charlotte R Cox, 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.

Tabatha Halsell

Notary Public

Printed Name: Tabatha Halsell Notary Public, State of Texas

Commission Expires:

01/05/2025

Notary registration number:132849934

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS

Tabatha Halsell

ID NUMBER
132849934
COMMISSION EXPIRES
January 5, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1409 Mohawk Trail, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 053-14-0-045.00

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Follows, To-Wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Nawakwa Hills Powwow Addition, Section 1, of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of Said Lot.

Being the same property conveyed to Charlotte Hooper by Warranty deed from Steven R. Hannah of record in Instrument No. 20050706-0077235 Register's Office for Davidson County, Tennessee, dated June 29, 2005 and recorded on July 06, 2005.

Being the same property conveyed to Charlotte Cox and Dennis Echols, wife and husband by General Warranty deed from Charlotte Hooper, Known now as Charlotte Cox, married to grantee Dennis Echols of record in Instrument No. 20170614-0059756 Register's Office for Davidson County, Tennessee, dated May 03, 2017 and recorded on June 14, 2017.

Being also known as 1409 Mohawk Trail Madison, Tennessee 37115.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 316,000.00

AFFIANT

Subscribed and sworn to before me, this 18 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:
1409 Mohawk Trail
Madison, TN 37115

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 11-18-2021 (date of document).

Kayla Short

Affiant Signature

11-18-2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 18 day of November, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

