Karen Johnson Davidson County
Batch# 767741 DEEDWARR
12/06/2021 09:12:30 AM 6 pgs
Fees: $33.00 Taxes: $1,772.30
20211206-0161159

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: 181-03-0A-374.00-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,

Lauren Frances Cannon fka Lauren Frances Yuda and Tyler Thomas Cannon, wife and husband,

the Grantors 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 Grantee 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 Grantee, their (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, 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 15 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.

Lauren Frances Cannon Lauren Frances Cannon

Lauren Frances Cannon FKA Lauren Frances Yuda

Tyler Thomas Cannon

Tyler Thomas Cannon

STATE OF Florida

COUNTY OF Duval

On this 15 day of November, 2021, before me personally appeared Lauren Frances Cannon, 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. ID presented is driver's license

Hasnain Siraj

Notary Public

Printed Name: Hasnain Siraj

Commission Expires: 06/10/2024

HASNAIN SIRAJ
Notary Public - State of Florida
Commission # HH8782
Expires on June 10, 2024

Notarized online using audio-video communication

JURAT

State/Commonwealthof NEVADA)
)
☐City ☑County of CLARK)

On 11/15/2021 (*Date*), before me, MAHAALYEL HUGHES (*Notary Name*),
the foregoing instrument was subscribed and sworn (or affirmed) before me by:

Tyler Thomas Cannon.
Name of Affiant(s)

☐ Personally known to me **-- OR --**

☐ Proved to me on the basis of the oath of _____ (*Name of Credible Witness*) **-- OR --**

☑ Proved to me on the basis of satisfactory evidence: driver_license (*Type of ID Presented*)

MAHAALYEL HUGHES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 19-3464-01
Expires August 25, 2023

WITNESS my hand and official seal.

Notary Public Signature: Mahaalyel Hughes

Notary Name: MAHAALYEL HUGHES

Notary Commission Number: 19-3464-01

Notary Commission Expires: 08/25/2023

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 11/15/2021

Number of Pages (including notarial certificate): 3

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 425 Chinook Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 181-03-0A-374.00-CO

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Phase Four, Section One Indian Creek RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20160620-0062474, 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 Lauren Frances Yuda, unmarried, and Tyler Thomas Cannon, unmarried, as Tenants in Common with right of Survivorship by Warranty deed from Elizabeth O'Brien and Jeffrey O'Brien, wife and husband of record in Instrument No. 20180523-0049336 Register's Office for Davidson County, Tennessee, dated May 22, 2018 and recorded on May 23, 2018.

Being also known as 425 Chinook Drive Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $479,000.00.

Lauren Frances Cannon

AFFIANT

State of Florida, County of Duval
Subscribed and sworn to before me, this 15 day of November, 20 21.
ID presented is driver's license

Hasnain Siraj Hasnain Siraj

NOTARY PUBLIC
My Commission Expires:
~~06/10/2024~~

HASNAIN SIRAJ
Notary Public - State of Florida
Commission # HH8782
Expires on June 10, 2024

Property address: 425 Chinook Drive, Antioch, TN 37013

Notarized online using audio-video communication

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 Gwinnett

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

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

