Karen Johnson Davidson County
Batch# 769264 DEEDWARR
12/07/2021 11:45:30 AM 6 pgs
Fees: $33.00 Taxes: $1,097.05
20211207-0162035

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 EMD, L.P., a Delaware limited partnership
1850 Parkway Place, Suite 900
Marietta, GA 30067

Name and address of new owner:
FKH SFR EMD, L.P., a Delaware limited partnership
1850 Parkway Place Suite 900
Marietta, GA 30067

Map parcel number: 150-08-0-062.00

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,

JP Investment Group, LLC, a Tennessee Limited Liability Company,

the Grantor herein, have this day bargained and sold, a**nd do hereby tran**sfer and convey unto the said,

FKH SFR EMD, L.P., a Delaware limited partnership,

the Grantee herein, its (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, **its (successors), heirs and assigns** forever. We covenant with the said Grantee that we are l**awfully seized and possessed of said rea**l 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 cove**nant and bind ourselves, our heirs and re**presentatives, to warrant and forever defend the title to said real **estate to said Grantee, its (successors),** heirs and assigns, against the lawful claims of all persons **whomsoever.**

IN WITNESS WHEREOF, the parties have executed this agreement this 27 day of October, 2021.

Sellers:

JP Investment Group, LLC, a Tennessee Limited Liability Company

By: _____
Johnnie B. Poole, II
Its: Sole Member/Manager

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 27 day of October, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JP Investment Group LLC

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, Johnnie B Poole II, a Notary Public in and for said County and State, Davidson | TN, 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 27 day of October, 2021

Ella K Butler

Notary Public

Printed Name: Ella K. Butler

My Commission Expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $296,500.00.

AFFIANT

Subscribed and sworn to before me, this 27 day of October, 2021.

NOTARY PUBLIC

My Commission Expires:

07/09/2024

Property address: 3508 Country Way Road, Antioch, TN 37013

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3508 Country Way Road, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 150-08-0-062.00

Land in Davidson County, Tennessee, being Lot No. 498 on the Plan of Section Five Towne Village of the Country, of record in Plat Book 6250, Page 783 and 784, amended in Book 7184, Page 652, 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 JP Investment Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Lisa Michelle Chatman, an unmarried woman of record in Instrument No. 20210630-0088551 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on June 30, 2021.

Being also known as 3508 Country Way Road Antioch, Tennessee 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 10/27/2021 (date of document).

Kayla Short

Affiant Signature

10/27/2021

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 27 day of October, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

