Karen Johnson Davidson County
Batch# 774861 DEEDWARR
12/16/2021 10:59:30 AM 5 pgs
Fees: $28.00 Taxes: $1,435.60
20211216-0166333

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: 172 12 0B 030.00

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,

Brandi Tatum, Single

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 9th day of December, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Brandi Tatum 12/09/2021

Brandi Tatum

STATE OF Virginia

COUNTY OF Virginia beach

On this 9th day of December, 20 21, before me personally appeared Brandi Nicole Tatum, 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.

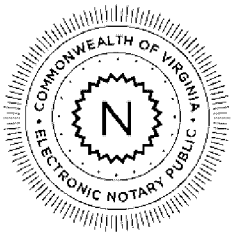
Nisza Almira Dapon Mallari

Notary Public 7938003

Printed Name: Nisza Almira Dapon Mallari

Commission Expires:

09/30/2025



Nisza Almira Dapon Mallari

REGISTRATION NUMBER
7938003
COMMISSION EXPIRES
September 30, 2025

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1420 Woodfield Dr., Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 172 12 0B 030.00

LAND in Davidson County, Tennessee being Lot No. 377, on the Plan of Bradford Hills Subdivision, Section Three, of record in Book 7900, Page 6, amended in Book 7900, Page 239, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brandi Tatum, unmarried by Warranty deed from Kristin J. Devereaux, unmarried of record in Instrument No. 20140513-0041005 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 13, 2014. (Value of consideration shown in aforementioned deed $197,000.00.)

AFFIDAVIT OF VALUE

STATE OF TENNESSEE NADM Virginia)

COUNTY OF Davidson county NADM Virginia beach)

The actual consideration (or value, whichever is greater) for this transfer is $388,000.00.

Brandi Tatum 12/09/2021

AFFIANT

Commonwealth of Virginia

County/City of Virginia beach

Subscribed and sworn to before me, this 9th day of December, 2021.

Nisza Almira Dapon Mallari by Brandi Nicole Tatum.

NOTARY PUBLIC 7938003

My Commission Expires:

09/30/2025

Property address: 1420 Woodfield Dr., Nashville, TN 37211



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 12-09-2021 (date of document).

Kayla Short

Affiant Signature

12-09-2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 9 day of December, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

