Karen Johnson Davidson County
Batch# 775459 DEEDWARR
12/16/2021 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,476.30
20211216-0166640

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:
RM1 SFR PropCo B, L.P., a Delaware limited partnership
1850 Parkway Place, Suite 900
Marietta, GA 30067

Name and address of new owner:
RM1 SFR PropCo B, L.P., a Delaware limited partnership
1850 Parkway Place Suite 900
Marietta, GA 30067

Map parcel number: 087-01-0A-107.00-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,

Jessica Ketner fka Jessica Malone and Seth Ketner,

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

RM1 SFR PropCo B, L.P., a Delaware limited partnership,

Seth Ketner joins herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the Grantee, any and all rights, title and interest he/she may have in the property, whether arising by virtue of marriage or otherwise

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 22 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.

Jessica Ketner fka Jessica Malone

Seth Ketner

STATE OF TENNESSEE

COUNTY OF White

On this 22 day of November, 2021, before me personally appeared Jessica Ketner, Seth Ketner, 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.

Danielle D. Thomas

Notary Public

Printed Name: Danielle D. Thomas

Commission Expires:

02-22-2025

DANIELLE D THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3201 Glentree Dr., Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 087-01-0A-107.00-CO

Property Located in the County of Davidson, Tennessee: Situated in Davidson County, Tennessee, Being Lot No. 29 On the Plan of Section Four, Chesney Glen, of Record in Book 9700, Page 844, 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 Jessica L. Malone, an unmarried person by Special Warranty deed from Federal Home Loan Mortgage Corporation (Freddie Mae) organized and existing under the laws of the United States of America Grantor being duly authorized by resolution of its board of directors or otherwise by and through its duly authorized attorney-in-fact National default REO Services, a Delaware limited liability company dba First American Asset Closing Services (FAACS) of record in Instrument No. 20110415-0029142 Register's Office for Davidson County, Tennessee, dated April 14, 2011 and recorded on April 15, 2011. (Value of consideration shown in aforementioned deed $134,500.00.) Being also known as 3201 Glentree Court Hermitage, Tennessee 37076.

AFFIDAVIT OF VALUE

STATE OF Tennesse)

COUNTY OF White) JK

The actual consideration (or value, whichever is greater) for this transfer is ~~$413,700.00.~~ 399,000 JK 5K

Jessica Ketner fka ~~Jessica~~ L. Malone - Affiant

~~Seth~~ Ketner - Affiant

Subscribed and sworn to before me, this 22 day of November, 2021.

Danielle D. Thomas
NOTARY PUBLIC
My Commission Expires:
02-22-2025

Property address: 3201 Glentree Dr., Hermitage, TN 37076

DANIELLE D THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY