Karen Johnson Davidson County
Batch# 779080 DEEDWARR
12/23/2021 08:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,524.40
20211223-0169566

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: 126160A38900CO

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,

William Wood and Helen Wood, husband and wife

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 15th day of December, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William Wood 12/15/2021
William Wood

Helen Wood 12/15/2021
Helen Wood

STATE OF Virginia

COUNTY OF Chesapeake City

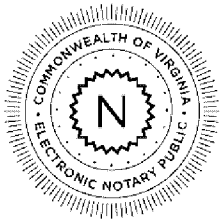
On this 15th day of December, 2021, before me personally appeared William Wood and Helen Wood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Joyce Sutton
Notary Public

Printed Name: Joyce Sutton

Commission Expires:

08/31/2025



Joyce Sutton

REGISTRATION NUMBER
7549392
COMMISSION EXPIRES
August 31, 2025

Electronic Notary Public

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 7142 Riverfront Dr., Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 126160A38900CO

Land in Davidson County, Tennessee, being Lot No. 444 on the Plan of Final Plat of Riverwalk, Phase 3A of record in Plat at Instrument No. 20041020-0126317, 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 William Wood and Helen Wood, husband and wife by Warranty deed from Opendoor Property C LLC, a Delaware Limited Liability Company of record in Instrument No. 20190304-0019306 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 04, 2019. (Value of consideration shown in aforementioned deed $296,000.00.) Being also known as 7142 Riverfront Drive Nashville, Tennessee 37221.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 412,000.00

AFFIANT

Subscribed and sworn to before me, this 15 day of December, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
7142 Riverfront Dr
Nashville, TN 37221

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 12-15-2021 (date of document).

Kayla Short
Affiant Signature

12-15-2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 15 day of December, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024