Karen Johnson Davidson County
Batch# 780611 DEEDWARR
12/28/2021 12:13:30 PM 5 pgs
Fees: $28.00 Taxes: $1,450.40
20211228-0170471

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 EMD, L.P., a Delaware Limited Partnership
1850 Parkway Place Suite 900
Marietta, GA 30067

Map parcel number: 183-05-0A-394.00-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,

Edmund Allen Currey, Jr. As Executor of the Estate of Donald Eugene Bedwell (Deceased) Case No. 21P1047,

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 20th 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.

Edmond Allen Currey, Jr. Executor

Edmund Allen Currey, Jr. As Executor of the Estate of Donald Eugene Bedwell (Deceased)
Case No. 21P1047

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, Ann Statios Donnell, a Notary Public in and for said County and State, Edmond Allen Currey Jr, Executor ~~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 20 day of December, 2021

Notary Public

Printed Name: Ann Statios Donnell

My Commission Expires: 09/02/24

ANN STATIOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 7157 Smokey Hill Road, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 183-05-0A-394.00-CO

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of October Woods, Phase 3, Section 10, a Planned Unit Development of record in Plat at Instrument No. 20040114-0005885, 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 Donald E. Bedwell, an unmarried person by Warranty deed from TR & D Homes Inc., a Tennessee Corporation of record in Instrument No. 20041014-0123901 Register's Office for Davidson County, Tennessee, dated October 08, 2004 and recorded on October 14, 2004.

The said Donald E. Bedwell having died on or about March 2, 2021, leaving a Probate at Docket No. 21P-1047, in the Circuit Court of Davidson County, Tennessee (Probate Division).

Being also known as 7157 Smokey Hill Road, Antioch, TN 37013.

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 TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $392,000.00.

Edmond Allen Curray, Jr. Grantor
AFFIANT

Subscribed and sworn to before me, this 20th day of December, 2021.

NOTARY PUBLIC
My Commission Expires:
07/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property address: 7157 Smokey Hill Road, Antioch, TN 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 December 20th, 2021 (date of document).

Kayla Short
Affiant Signature

12/20/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 20th day of December, 2021,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

