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

Karen Johnson Davidson County
Batch# 788779 DEEDWARR
01/12/2022 01:57:30 PM 5 pgs
Fees: $28.00 Taxes: $1,672.40
20220112-0004478

**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: 141-05-0A-248.00-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,

**Ryan Welch and Cassandra Welch, 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 4 day of January, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ryan P. Welch

Ryan Welch

Cassandra Welch

Cassandra Welch

STATE OF TN

COUNTY OF Wilson

On this 4 day of January, 2022, before me personally appeared Ryan Welch and Cassandra Welch, 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.

Notary Public

Printed Name: Derek Truelove

Commission Expires:

3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 792 Gloucester Ln, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 141-05-0A-248.00-CO

Land in Davidson County, Tennessee, being Lot No. 248, on the Plan of Avondale Park Phase 1, Section 4, of record in Instrument No. 20090318-0024196, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ryan Welch and Cassandra Welch, husband and wife by Warranty deed from Strive Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180116-0004495 Register's Office for Davidson County, Tennessee, dated January 12, 2018 and recorded on January 16, 2018.

Being also known as 792 Gloucester Lane, Nashville, Tennessee 37221.

AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $ 452,000.00

AFFIANT

Subscribed and sworn to before me, this 4th day of January, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

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 January 4th, 2022 (date of document).

Kayla Short
Affiant Signature

1/4/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 4th day of January, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

