Karen Johnson Davidson County
Batch# 794610 DEEDWARR
01/24/2022 12:24:30 PM 5 pgs
Fees: $28.00 Taxes: $1,738.63
20220124-0008679

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: 058 16 0 003.00

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 and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Jim Myatt and Marcia Myatt, Husband and Wife

the Grantors 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 Grantee herein, its 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 Grantee, its successors, heirs and assigns forever. We covenant with the said Grantee 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 Grantee, its 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 hands and seals this 10 day of January, 2022, on said day and date.

Jim Myatt

Marcia Myatt

STATE OF TN

COUNTY OF Davidson

On this 10 day of January, 20 22, before me personally appeared Jim Myatt and Marcia Myatt, to me known to be the persons described in and whom executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Ella K Butler

Notary Public

Printed Name: Ella K. Butler

Commission Expires:

07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4047 Cedar Circle, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 058 16 0 003.00

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 19, Block "DD" on the Revised Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County.

Being the same property conveyed to Jim Myatt and Marcia Myatt, Husband and Wife by Warranty deed from Margaret B. Hughes, unmarried of record in Instrument No. 20200715-0077452 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 15, 2020. Scriveners Affidavit Recorded in 20210125-0010520, at January 25, 2021. (Value of consideration shown in aforementioned deed $80,000.00.), Being also known as 4047 Cedar Circle Nashville, Tennessee 37218.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $469,900.00.

AFFIANT

Subscribed and sworn to before me, this 10 day of January, 2022.

NOTARY PUBLIC

My Commission Expires:
07/09/2024

Property address: 4047 Cedar Circle, Nashville, TN 37218

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 10th, 2022 (date of document).

Kayla Short

Affiant Signature

1/10/22

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 10th day of January, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

