Karen Johnson Davidson County
Batch# 795721 DEEDWARR
01/26/2022 02:08:30 PM 5 pgs
Fees: $28.00 Taxes: $1,815.22
20220126-0009520

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: 181-10-0A-290.00-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,

Aaron Weston Colson and Jewels Elizabeth Colson, 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 2nd day of December, 20 21, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Aaron Weston Colson

Aaron Weston Colson

Jewels Elizabeth Colson

Jewels Elizabeth Colson

STATE OF Texas

COUNTY OF Collin

On this 1st day of December, 2021, before me personally appeared Jewels Elizabeth Colson, 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: Akbar Ahmed

Commission Expires:

05/22/2024

NOTARY PUBLIC STATE OF TEXAS

Akbar Ahmed

ID NUMBER
132491775
COMMISSION EXPIRES
May 22, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 7836 Oakfield Grv, Brentwood, TN 37027

TAX PARCEL ID/APN (For informational purposes only): 181-10-0A-290.00-CO

Land in Davidson County, Tennessee, being Lot No. 1017 on the Plan of Autumn Oaks Subdivision, Phase 10A of record in Plat at Instrument No. 20130812-0084048, 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 Aaron Weston Colson and Jewels Elizabeth Colson, husband and wife by Warranty deed from Jonathan A. Roy and Laura M. Roy, husband, and wife of record in Instrument No. 20190507-0042730 Register's Office for Davidson County, Tennessee, dated May 07, 2019 and recorded on May 07, 2019.

Being also known as 7836 Oakfield Grove Brentwood, Tennessee 37027.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 490,600.00

AFFIANT

Subscribed and sworn to before me, this 1 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:
7836 Oakfield Grove
Brentwood, TN 37027

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 12-01-2021 (date of document).

Kayla Short
Affiant Signature

12-01-2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 1 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