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# 802843 DEEDWARR
02/09/2022 01:01:30 PM 5 pgs
Fees: $28.00 Taxes: $1,522.55
20220209-0015073

Send tax bills to:
FKH SFR Propco I, L.P., a Delaware Limited Partnership
1850 Parkway Pl Suite, 900
Marietta, GA 30067

Name and address of new owner:
FKH SFR Propco I, L.P., a Delaware Limited Partnership
1850 Parkway Pl Suite 900
Marietta, GA 30067

Map parcel number: 043-06-0A-015.00-CO
Property Address: 732 Ellic Drivc, Madison, TN 37115
Source of Title: See Exhibit "A" attached hereto and incorporated herein.

CORPORATE WARRANTY DEED

FOR AND IN CONSIDERATION of thc sum of Tcn 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,

Paradise Properties, LLC, a Tennessee Limited Liability Company,

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 24th day of January, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James L. Paradise, Jr ✔

Paradise Properties, LLC, a Tennessee Limited Liability Company now known as Paradise Properties, a Tennessee General Partnership

By: James L. Paradise, Jr.
Title: Managing Partner

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, Thomas L Swanson, a Notary Public in and for said County and State, James L. Paradise, Jr, 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. Signer identified by multi-factor authentication, Type of ID Produced: Driver's License

Witness my hand, at office, this 24th day of January, 20 22

Notary Public

Printed Name: Thomas L Swanson

My Commission Expires: 02/13/2024

THOMAS L SWANSON
Notary Public - State of Florida
Commission # GG 958360
Expires on February 13, 2024

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF Florida)

COUNTY OF Duval)

The actual consideration (or value, whichever is greater) for this transfer is $411,500.00.

Property address: 732 Ellie Drive, Madison, TN 37115

James L. Paradise, Jr

AFFIANT

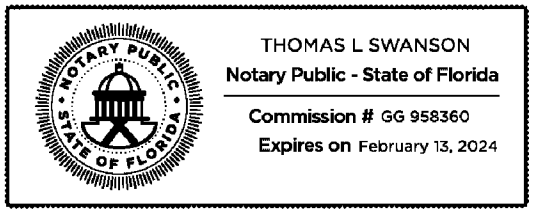
Subscribed and sworn to before me, this 24th day of January, 2022. by James L. Paradise, Jr

Thomas L Swanson

NOTARY PUBLIC

My Commission Expires:

02/13/2024



Signer identified by multi-factor authentication, Type of ID Produced: Driver's License

Notarized online using audio-video communication

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 732 Ellie Drive, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 043-06-0A-015.00-CO

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat of Amqui Place, Section Two of record in Plat at Instrument No. 20170118-0005631, 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 a portion of the same property conveyed to Paradise Properties, LLC by Warranty deed from Peggy Mayo Bailey and Judy Mayo Keels and Bobbie Mayo Patterson of record in Instrument No. 20070214-0018667 Register's Office for Davidson County, Tennessee, dated February 13, 2007 and recorded on February 14, 2007.

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 1/24/2022 (date of document).

Kayla Short

Affiant Signature

1/24/2022

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 24th day of January, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

