Karen Johnson Davidson County
Batch# 821053 DEEDWARR
03/11/2022 03:10:30 PM 5 pgs
Fees: $28.00 Taxes: $1,493.32
20220311-0028973

This instrument prepared by and (MAIL)
instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd.,
Suite 400 Duluth,
GA 30096
Tel. 770-497-9100

Send tax bills to:
FKH SFR PropCo J, L.P., a Delaware limited partnership
1850 Parkway Place, Suite 900
Marietta, GA 30067

Name and address of new owner:
FKH SFR PropCo J, L.P., a Delaware limited partnership
1850 Parkway Place Suite 900
Marietta, GA 30067

Map parcel number: 096-10-0-279.00

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

Sheila A. Hubans, an unmarried woman

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

FKH SFR PropCo J, 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 28th day of February, 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.

Sheila A. Hubans

Sheila A. Hubans

STATE OF Texas

COUNTY OF Ellis

On this 28th day of February, 20 22, before me personally appeared **Sheila A. Hubans**, 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. Identified with Tennessee Driver's License

Mark Dewayne Nash Jr.

Notary Public for Texas

Printed Name: Mark Dewayne Nash Jr.

Commission Expires:

07/03/2025

NOTARY PUBLIC STATE OF TEXAS

Mark Dewayne Nash Jr.

ID NUMBER
131194376
COMMISSION EXPIRES
July 3, 2025

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3104 Cloverwood Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 096-10-0-279.00

Land in Davidson County, Tennessee, being Lot No. 563 on the Plan of Cloverhill, Section No. VIII of record in Plat Book 2331, Page (s) 10 and 11, 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 Brenda J. Fisher, Trustee by Quitclaim Deed from Sheila A. Hubans and Tina R. Black of record in Book 7878, page 440, Register's Office for Davidson County, Tennessee, dated June 29, 1989 and recorded on June 30, 1989. and within the same deed the said Brenda J. Fisher, Trustee conveyed his interest in the subject property to Sheila A. Hubans

Being also known as 3104 Cloverwood Drive Nashville, Tennessee 37214.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $403,600.00

AFFIANT

Subscribed and sworn to before me, this 28th day of February, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:
3104 Cloverwood Drive
Nashville, TN 37214

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 February 28th, 2022 (date of document).

Kayla Short

Affiant Signature

2/28/2022

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 28th day of February, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

