Karen Johnson Davidson County
Batch# 829982 DEEDWARR
03/28/2022 12:47:30 PM 5 pgs
Fees: $28.00 Taxes: $1,465.20
20220328-0035614

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: 096-15-0-041.00

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,

APG Rentals LLC, a Missouri Limited Liability Company

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 16th day of March, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Apg Rentals, LLC
By: AIDMORE PROPERTY GROUP, LLC,
Its: Sole Member

By: Jeffrey W. Miller
Its: Manager

STATE OF Missouri

COUNTY OF Stoddard

Personally appeared before me, Jordan Miller, a Notary Public in and for said County and State, Jeffrey W. Miller, 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.

Witness my hand, at office, this 16th day of March, 2022

Notary Public

Printed Name: _____

My Commission Expires:

JORDAN MILLER
Notary Public, Notary Seal
State of Missouri
Stoddard County
Commission # 20241678
My Commission Expires 04-08-2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3131 Boulder Park Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 096-15-0-041.00

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hickory Bend, Section 3 of record in Plat Book 3600, Page 42, as corrected in Deed Book 5743, Page 912, 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 APG Rentals, LLC by Warranty deed from Bobby Joe Lane, Jr. and wife Tina M. Lane of record in Instrument No. 20211020-0140827 Register's Office for Davidson County, Tennessee, dated October 18, 2021 and recorded on October 20, 2021.

Being also known as 3131 Boulder Park Drive Nashville, Tennessee 37214.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $396,000.00.

AFFIANT

Subscribed and sworn to before me, this 16th day of March, 20 22 .

NOTARY PUBLIC
My Commission Expires:

Property address: 3131 Boulder Park Drive, Nashville, TN 37214

JORDAN MILLER
Notary Public, Notary Seal
State of Missouri
Stoddard County
Commission # 20241678
My Commission Expires 04-08-2024

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 3/16/2022 (date of document).

Kayla Short
Affiant Signature

3/16/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 16th day of March, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024