Karen Johnson Davidson County
Batch# 848289 DEEDWARR
04/29/2022 12:36:30 PM 5 pgs
Fees: $28.00 Taxes: $1,328.30
20220429-0050097

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: 150-14-0A-065-00

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,

Temeka D. Stevens and Darrell Stevens, wife and husband

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 11th day of April, 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.

Temeka D. Stevens

Temeka D. Stevens

Darrell Stevens

Darrell Stevens

STATE OF Texas

COUNTY OF Collin

On this 11th day of April, 20 22, before me personally appeared Temeka D. Stevens Darrell Stevens, 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.

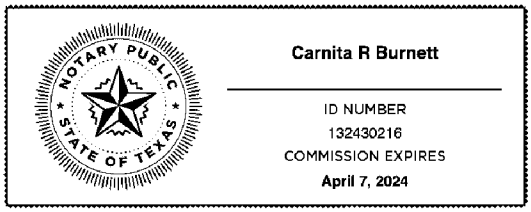
Carnita R. Burnett

Notary Public

Printed Name: Carnita R Burnett

Commission Expires:

04/07/2024



Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 221 Shoemaker Ct, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 150-14-0A-065-00

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Final plat Calumet, Phase Four of record in Plat Book 9700, Page 112, amending Plat Book 6900, Page 649, 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 Omar O. Wood and wife, Temeka D. Wood by Warranty deed from Rita J. Hall of record in Instrument No. 20010417-0037605 Register's Office for Davidson County, Tennessee, dated April 12, 2001 and recorded on April 17, 2001.

Being the same property conveyed to Temeka D. Wood nka Temeka D. Stevens by Quitclaim deed from Omar O. Wood of record in Instrument No. 20181220-0123895 Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 20, 2018.

Being also known as 221 Shoemaker Court Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 359,000.00

AFFIANT

Subscribed and sworn to before me, this 11th day of April, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

221 Shoemaker Ct, Antioch, TN 37013

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 4/11/2022 (date of document).

Kayla Short
Affiant Signature

4/11/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 11th day of April, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

