Karen Johnson Davidson County
Batch# 872587 DEEDWARR
06/16/2022 10:44:30 AM 5 pgs
Fees: $28.00 Taxes: $1,661.30
20220616-0068953

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 K, L.P., a Delaware Limited Partnership
1850 Parkway Place, Suite 900
Marietta, GA 30067

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

Map parcel number: 136-05-0A-096.00-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,

Andrea Kathleen Runner, joined by her spouse Kristie LeChelle Drulman,

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

FKH SFR Propco K, 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 6 day of June, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrea Kathleen Runner

Kristie LeChelle Drulman

STATE OF TENNESSEE

COUNTY OF Wilson

On this 6 day of June, 2022, before me personally appeared **Andrea Kathleen Runner and Kristie LeChelle Drulman**, 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: DEREK TRUELOVE

Commission Expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3221 Demetros Court, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 136-05-0A-096.00-CO

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Bayview Estates, Phase Six of record in Plat at Instrument No. 20020102-0000486, 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 Andrea Kathleen Runner, unmarried and Thomas Alexander Runner and Ruth Runner, husband and wife by Warranty deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes of record in Instrument No. 20030404-0044730 Register's Office for Davidson County, Tennessee, dated March 28, 2003 and recorded on April 04, 2003.

Being the same property conveyed to Andrea Kathleen Runner, unmarred by Quitclaim deed from Thomas Alexander Runner and wife, Ruth Runner of record in Instrument No. 20090312-0022389 Register's Office for Davidson County, Tennessee, dated March 06, 2009 and recorded on March 12, 2009.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $449,000.00.

AFFIANT

Subscribed and sworn to before me, this 6 day of June, 2022.

NOTARY PUBLIC
My Commission Expires: 5/4/24

Property address: 3221 Demetros Court, Nashville, TN 37217

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

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 06-06-2022 (date of document).

Kayla Short

Affiant Signature

06-06-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 6TH day of JUNE, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

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