Karen Johnson Davidson County
Batch# 875684 DEEDWARR
06/22/2022 10:45:30 AM 5 pgs
Fees: $28.00 Taxes: $1,942.50
20220622-0071000

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: 172 12 0A 107.00

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,

OP SPE TPA 1, LLC, a Delaware Limited Liabilty Company,

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 9 day of June, 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.

OP SPE TPA 1, LLC, a Delaware Limited Liabilty Company

By: ~~Vaughn Bair~~
It's Authorized Signer Jacqueline Shaffer
Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Carrie Yost, a Notary Public in and for said County and State, Jacqueline Shaffer, 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 9th day of June, 20 22

Notary Public

Printed Name: Carrie Yost

My Commission Expires: 2/20/25

CARRIE M YOST
Notary Public - Arizona
Maricopa County
Commission # 597506
My Comm. Expires Feb 20, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2301 Peak Hill Cove, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 172 12 0A 107.00

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Section Five, Bradford Hills of record in Plat Book 7900, Page (s) 287 and 288, 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 OP SPE TPA1, LLC, a Delaware limited liability company by Warranty deed from Darren Buck and Nicole Buck, husband and wife of record in Instrument No. 20220329-0036180 Register's Office for Davidson County, Tennessee, dated March 21, 2022 and recorded on March 29, 2022.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 525,000.00

AFFIANT

Subscribed and sworn to before me, this 9TH day of JUNE, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
2301 PEAK HILL COVE
NASHVILLE, TN 37211

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 06-09-2022 (date of document).

Kayla Short

Affiant Signature

06-09-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 9TH day of JUNE, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

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