Karen Johnson Davidson County
Batch# 877931 DEEDWARR
06/27/2022 08:13:30 AM 5 pgs
Fees: $28.00 Taxes: $1,439.30
20220627-0072866

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: 175-02-0F-065.00-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,

Kul Rai and Kalpana Niraula, HUSBAND AND WIFE and Januka Koirala and Dilip Niraula, husband and wife

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 20 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.

Kul Rai

Kalpana Niraula

Januka Koirala

Dilip Niraula

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20 day of June, 2022, before me personally appeared Kul Rai, Kalpana Niraula, Januka Koirala, Dilip Niraula, 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:

July

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

Exhibit "A"

A certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 65 on the Plan of Final Plat, The Preserve, Phase 1, according to plat and survey appearing of record in Instrument No. 20200714-0076956 and in Instrument No. 20201020-0122150, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Ole South/Craighead Joint Venture, A Tennessee Joint Venture by Warranty deed from Robert E. Lanning, a married man of record in Instrument No. 20160318-0026022 Register's Office for Davidson County, Tennessee, dated March 17, 2016 and recorded on March 18, 2016 and Scrivener' s Affidavit recorded on March 23, 2016 and recorded in Instrument No. 20160323-0027541.

Being a portion of the same property conveyed to Ole South Properties, Inc., A Tennessee Corporation by Warranty deed from Ole South/Craighead Joint Venture, A Tennessee Joint Venture of record in Instrument No. 20200910-0103151 Register's Office for Davidson County, Tennessee, dated August 26, 2020 and recorded on September 10, 2020.

Being the same property conveyed to Januka Koirala and Dilip Niraula, husband and wife and Kul Rai and Kalpana Niraula, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20210408-0046588 Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on April 08, 2021.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 389,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 20TH day of JUNE, 2022.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
2116 PRESERVE CIRCLE
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 06-20-2022 (date of document).

Kayla Short

Affiant Signature

06-20-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 20TH day of JUNE, 2022,

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

202206270072866