Karen Johnson Davidson County
Batch# 878107 DEEDWARR
06/27/2022 10:01:30 AM 5 pgs
Fees: $28.00 Taxes: $1,583.60
20220627-0073107

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: 108-04-0-207-00

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,

Debra M. Mraz and Jesse Pereira, married to each other

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.

Debra M. Mraz

Jesse Pereira

STATE OF ~~TENNESSEE~~ Minnesota

COUNTY OF Hennepin

On this 20 day of June, 20 22, before me personally appeared **Debra M. Mraz and Jesse Pereira**, 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: Yu M. Vang

YU M VANG
Notary Public
State of Minnesota
My commission expires
1/31/2025

Commission Expires:

1/31/2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1045 Fitzpatrick Road, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 108-04-0-207-00

Land in Davidson County, Tennessee, being Lot No. 385 on the Plan of Larchwood, Section Seven of record in Plat Book 6900, Page 274, 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 Debra M. Gleason and Mark A. Mraz, both unmarried, joint tenants with right of survivorship by Warranty deed from Tom S. Battle and wife, Carol T. Battle of record in Book 10119, page 484, Register's Office for Davidson County, Tennessee, dated July 09, 1996 and recorded on July 12, 1996.

Being the same property conveyed to Debra M. Mraz, an unmarried woman by Quitclaim deed from Debra M. Gleason, surviving spouse of Mark A. Mraz who acquired title as husband and wife as joint tenants with right of survivorship of record in Instrument No. 20020905-0107404 Register's Office for Davidson County, Tennessee, dated August 16, 2002 and recorded on September 05, 2002.

Being the same property conveyed to Debra M. Mraz and Jesse Pereira by Quitclaim deed from Debra M. Mraz of record in Instrument No. 20141114-0105486 Register's Office for Davidson County, Tennessee, dated November 03, 2014 and recorded on November 14, 2014.

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Minnesota)

COUNTY OF ~~DAVIDSON~~ Hennepin)

The actual consideration (or value, whichever is greater) for this transfer is $428,000.00.

Debra M Mag
AFFIANT

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

NOTARY PUBLIC
My Commission Expires:
1/31/2025

Property address: 1045 Fitzpatrick Road, Nashville, TN 37214

YU M VANG
Notary Public
State of Minnesota
My commission expires
1/31/2025

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: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024