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

Karen Johnson Davidson County
Batch# 885142 DEEDWARR
07/06/2022 03:18:30 PM 6 pgs
Fees: $33.00 Taxes: $1,702.00
20220706-0078059

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: 164-12-0B-044-00

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,

Desi Pinkston and Rasamy Malenie Pinkston F/K/A Rasamy Malenie Vinavongso, 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 10 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.

✓ Desi Pinkston Desi Pinkston
Desi Pinkston

Rasamy Malenie Pinkston F/K/A Rasamy Malenie Vinavongso
Rasamy Malenie Pinkston F/K/A Rasamy Malenie Vinavongso

STATE OF Texas

Document Name: Warranty Deed

COUNTY OF Dallas

On this 10th day of June, 20 22, before me personally appeared Desi Pinkston, 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.

Talia J. Brown
Notary Public

Printed Name: Talia J Brown

Commission Expires:

09/22/2024

Talia J Brown
ID NUMBER
13269078-3
COMMISSION EXPIRES
September 22, 2024

Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of VIRGINIA)
)
☐ City ☑ County of Loudoun)

On 06/10/2022 *Date* before me, Gloria Asare *Notary Name*,

personally appeared Rasamy Malenie Pinkston
Name(s) of Signer(s)

❑ personally known to me – **OR** –

❑ proved to me on the basis of the oath of _____ – **OR** –
Name of Credible Witness

☑ proved to me on the basis of satisfactory evidence: passport
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.

Notary Public Signature: _____

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notary Name: Gloria Asare
Notary Commission Number: 7901547
Notary Commission Expires: 12/31/2024
Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed
Document Date: 06/10/2022 Number of Pages (w/ certificate): 4
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)
Signer's Name: Rasamy Malenie Pinkston
❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____
Signer Is Representing: Self

Capacity(ies) Claimed by Signer(s)
Signer's Name: N/A
❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____
Signer Is Representing: N/A

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1212 Summer Shade Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 164-12-0B-044-00

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Phase 1A, Bright Pointe, SP Subdivision of record in Plat at Instrument No. 20180910-0089700, 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 NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty Deed from Bright Pointe Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190319-0024787, Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 19, 2019. (Value of consideration shown in aforementioned deed $66,100.00.)

Being the same property conveyed to Desi Pinkston, unmarried and Rasamy Malenie Vinavongso, unmarried, Tenants in common by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20190620-0059490 Register's Office for Davidson County, Tennessee, dated June 19, 2019 and recorded on June 20, 2019. (Value of consideration shown in aforementioned deed $273,024.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 460,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 10TH 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:
1212 SUMMER SHADE DRIVE
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 06-10-2022 (date of document).

Kayla Short
Affiant Signature

06-10-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 10TH day of JUNE, 20 22,

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