Karen Johnson Davidson County
Batch# 887128 DEEDWARR
07/11/2022 01:01:30 PM 6 pgs
Fees: $33.00 Taxes: $1,757.50
20220711-0079497

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: 173-06-0B-065-00

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,

Michelle Drumgold and Crystal Hobson, a married couple,

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 15 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.

Michelle Drumgold

Crystal Hobson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15 day of JUNE, 2022, before me personally appeared Crystal Hobson, 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: Ann Stathos Donnell

Commission Expires:

09/02/24

ANN STATHOS DONNELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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 16th 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.

MD

Michelle Drumgold

Crystal Hobson

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF Bexar

On this 16th day of June, 2022, before me personally appeared Michelle Drumgold, 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.

Mohammad Abu Naser

Notary Public

Printed Name: MOHAMMAD ABU NASER

Commission Expires:

09. 15. 2024

MOHAMMAD ABU NASER
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 09/15/24
NOTARY ID 13267778-0

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2343 Somerset Valley Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 173-06-0B-065-00

Land in Davidson County, Tennessee, being Lot No. 65, on the Final Plat, Phase One, Cambridge Park at Barnes Road Subdivision, as shown on the Plat of record in Instrument 20120912-0082696, in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michelle Drumgold and Crystal Hobson, a married couple by Warranty deed from Atkins & Associates Homebuilders, Inc., a Tennessee Corporation of record in Instrument No. 20151001-0099812, Register's Office for Davidson County, Tennessee, dated September 28, 2015, and recorded on October 1, 2015.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 475,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 15th 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:

2343 Somerset Valley 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 06/15/2022 (date of document).

Kayla Short

Affiant Signature

06/15/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 15th 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

STATE OF GEORGIA NOTARY PUBLIC