Karen Johnson Davidson County
Batch# 890990 DEEDWARR
07/19/2022 03:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20220719-0082861

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 L, L.P., a Delaware limited partnership
1850 Parkway Place, Suite 900
Marietta, GA 30067

Name and address of new owner:
FKH SFR L, L.P., a Delaware limited partnership
1850 Parkway Place Suite 900
Marietta, GA 30067

Map parcel number: 053-14-0B-001.00

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,

John Oliver Jr. , joined by his wife Shandry Oliver

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

FKH SFR L, 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 13 day of July, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John Oliver Jr.

Shandry Oliver

STATE OF TENNESSEE

COUNTY OF Sumner

On this 13 day of July, 2022, before me personally appeared Shandry + John Oliver Jr, 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:

3/4/24

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

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1692 Comanche Run, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 053-14-0B-001.00

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of 1st Revision, Final Plat of The Woods of Neeleys Bend, Phase 3 of record in Plat at Instrument No. 20080606-0058247, 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 John Oliver Jr., unmarried by Warranty deed from Anthony John Derise-Jewell and Amanda Jewel Derise-Jewell, husband and wife of record in Instrument No. 20170921-0097137 Register's Office for Davidson County, Tennessee, dated September 20, 2017 and recorded on September 21, 2017. (Value of consideration shown in aforementioned deed $198,000.00.)

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 400,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 13th day of July, 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:

1692 Comanche Run, Madison, TN 37115

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 07/13/2022 (date of document).

Kayla Short

Affiant Signature

07/13/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 13th day of July, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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