Karen Johnson Davidson County
Batch# 891561 DEEDWARR
07/20/2022 11:50:30 AM 4 pgs
Fees: $23.00 Taxes: $2,001.70
20220720-0083137

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: 173-09-0A-394.00-CO
Property Address: 6957 Sunnywood Drive, Nashville, TN 37211
Source of Title: See Exhibit "A" attached hereto and incorporated herein.

AFFIDAVIT OF VALUE

STATE OF Georgia)
COUNTY OF Walton)

The actual consideration (or value, whichever is greater) for this transfer is $541,000.00.

Harlony
AFFIANT

Subscribed and sworn to before me, this 7th day of July, 2022.

NOTARY PUBLIC

Garrett Drysdale
PRINTED NAME
My Commission Expires: 8-29-25 (SEAL)

GARRETT ONAN DRYSDALE
Walton County
My Commission Expires
August 29, 2025

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,

Erika M. Curley joined by her spouse, Crystal Burke

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 7th 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.

Erika M. Curley

Erika M. Curley

Crystal Burke

Crystal Burke

STATE OF Texas

COUNTY OF Collin

On this 7th day of July, 2022, before me personally appeared Erika M. Curley, Crystal Burke, 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 Texas

Printed Name: Akbar Ahmed

Commission Expires: 05/22/2024

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS

Akbar Ahmed

ID NUMBER
132491775
COMMISSION EXPIRES
May 22, 2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 6957 Sunnywood Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 173-09-0A-394.00-CO

Land in Davidson County, Tennessee, being Lot No. 328 on the Plan of Phase Five, Lenox Village of record in Plat at Instrument No. 20050129-0007427, 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 Erika M. Curley, an unmarried person by Warranty deed from Matthew K. Popejoy and wife, Summer W. Popejoy of record in Instrument No. 20140204-0010000 Register's Office for Davidson County, Tennessee, dated January 03, 2014 and recorded on February 04, 2014.

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 07/07/2022 (date of document).

Kayla Short

Affiant Signature

07/07/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 7th day of July, 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