Karen Johnson Davidson County
Batch# 897032 DEEDWARR
08/01/2022 02:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20220801-0087392

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: 176050B11600

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,

Clayton A Hudson and Diane Margaret Roddey- Hudson , married to each other

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 22 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.

Clayton A. Hudson

Clayton A Hudson

Diane Margaret Roddey Hudson

Diane Margaret Roddey- Hudson

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 22 day of July, 2022, before me personally appeared Diane Margaret Roddey-Hudson and Clayton A. Hudson, 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: Daniel V. Hofmeister

Commission Expires:

10/25/2022

DANIEL V. HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5020 Singing Hills Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 176050B11600

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page 885 through 887, all incluse, 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 Clayton A. Hudson and wife, Donna L. J. Hudson by Warranty Deed from Continental Development and Constructions, Inc. of record in Book 10481, page 609, Register's Office for Davidson County, Tennessee, dated May 30, 1997 and recorded on June 05, 1997. (Value or consideration shown in aforementioned deed $136,900.00.) Donna L. J. Hudson passed away on April 11, 2017, leaving Clayton A. Hudson as the sole property owner of the above-described real estate.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 380,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 22nd 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:

5020 Singing Hills 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 07/22/2022 (date of document).

Kayla Short

Affiant Signature

07/22/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 22nd 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