Karen Johnson Davidson County
Batch# 905573 DEEDWARR
08/19/2022 12:56:30 PM 5 pgs
Fees: $28.00 Taxes: $1,605.80
20220819-0094074

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: 136-05-0A-041-00

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,

Marlene A Dahlem, a single woman

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 16 day of August, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Marlene A Dahlem

Marlene A Dahlem

STATE OF TENNESSEE

COUNTY OF Williamson

On this 16th day of August, 2022, before me personally appeared Marlene A Dahlem, 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.

Amber J Byram

Notary Public

Printed Name: Amber J Byram

Commission Expires:

11/20/22

Amber J. Byram
State of Tennessee Notary Public
Williamson County
My Commission Expires 11/20/2022

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 205 Cates Place, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 136-05-0A-041-00

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Bayview Estates, Phase One of record in Plat Book 9700, Page 797, Revised and superceded by Plat Book 9700 Page 920 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 Marlene A. Dahlem, an unmarried woman by Warranty deed from Richard E. Hardison and wife, Carey J. Hardison of record in Instrument No. 20160524-0051838 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 24, 2016.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $434,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 16th day of August, 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:

205 Cates Place, Nashville, TN 37217

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 08/16/2022 (date of document).

Kayla Short

Affiant Signature

08/16/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 16th day of August, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

