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

Karen Johnson Davidson County
Batch# 924209 DEEDWARR
10/03/2022 10:14:30 AM 5 pgs
Fees: $28.00 Taxes: $1,154.40
20221003-0108625

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: 086 12 0 114.00

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,

Kia Michelle Reaves, an unmarried woman

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 29th day of Sep, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kia Michelle Reaves

Kia Michelle Reaves

STATE OF Virginia

COUNTY OF Norfolk

On this 29th day of Sep, 20 22, before me personally appeared Kia Michelle Reaves, 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.

Sharon Simone Williams

WITNESS my hand and official seal

Notary Public
Electronic Notary Public

Printed Name: Sharon Simone Williams
Registration Number 7708430

Commission Expires:
09/30/2024



Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 112 Saddlestone Ct S, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 086 12 0 114.00

Land lying and being in the 13th Civil District of Davidson County, Tennessee, being Lot No. 21 on the Plan of Final Plat of Rockwood Estates of record in Plat at Instrument No. 20001013-010278, 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 Kia Michelle Reaves by Warranty deed from Universal Builders, LLC of record in Instrument No. 20011023-0115855 Register's Office for Davidson County, Tennessee, dated September 28, 2001 and recorded on October 23, 2001.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 312,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 29TH day of SEPTEMBER, 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:
112 SADDLESTONE CT S.
HERMITAGE, TN 37076

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 09-29-2022 (date of document).

Kayla Short
Affiant Signature

09-29-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 29TH day of SEPTEMBER, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

