Karen Johnson Davidson County
Batch# 934019 DEEDWARR
10/27/2022 08:41:30 AM 5 pgs
Fees: $28.00 Taxes: $1,061.90
20221027-0116226

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:
ARGERICH 2022-1, LLC, a Delaware limited liability company

Name and address of new owner:
ARGERICH 2022-1, LLC, a Delaware limited liability company

Map parcel number: 164-03-0B-007.00

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,

Aaron King, a single man

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

ARGERICH 2022-1, LLC, a Delaware limited liability company,

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

Aaron King

STATE OF TENNESSEE

COUNTY OF Davidson

On this 25th day of October, 2022, before me personally appeared Aaron King, 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: Dionne Carver

Commission Expires:

12/21/2024

DIONNE CARVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Dec 21, 2024
COUNTY OF WILLIAMSON

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2201 Postings Point, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 164-03-0B-007.00

A certain condominium located in Davidson County, Tennessee, being Unit No. 46 of Rolling Hills Townhomes, a Townhome Planned Unit Development (a Horizontal Property Regime with Private Elements) established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Protective Covenants, Conditions and Restrictions establishing Rolling Hills Townhomes of record in Instrument Number 20170824-0087222, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws of record in Instrument Number 20170824-0087224, in said Register's Office for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said By-Laws.

Being the same property conveyed to Aaron G. King, single man by Warranty Deed from Sherif Faltas and Amany Azer of record in Instrument No. 20200804-0086146 Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on August 04, 2020.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $287,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 25 day of OCTOBER, 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:
2201 POSTINGS POINT 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 10-25-2022 (date of document).

Kayla Short
Affiant Signature

10-25-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 25 day of OCTOBER, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

