Prepared by and return to:
Seth McNamee
Summit Title & Escrow, LLC
6263 Poplar Ave. Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 757308 DEEDWARR
11/17/2021 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20211117-0153385

WARRANTY DEED

Effective as of **12th day of November, 2021,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Abdulqader Omar, married** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **MCH SFR Property Owner 1 LLC, a Delaware Limited Liability Company,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 164 on the Plan of Nawaka Hills, Powwow Addition, Section 5, as of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. **20210924-0128474** in the Register's Office of **Davidson County**, Tennessee. The Grantor certifies that the herein property is strictly investment property and does not constitute as his homestead.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the Grantor's hand in **Davidson** County, State of Tennessee on this the 9th day of November, 2021

GRANTORS:

Abdulqader Omar

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Abdulqader Omar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 9th day of November 2021.

Notary Public

My Commission Expires:

01/05/2024

New Owner Name and Address to: MCH SFR Property Owner 1 LLC, a Delaware Limited Liability Company 14355 Commerce Way Miami Lakes, FL 33016 Property Address: 1527 Ocoee Trail Nashville, TN 37115 Mail tax bills to: MCH SFR Property Owner 1 LLC, a Delaware Limited Liability Company 14355 Commerce Way Miami Lakes, FL 33016 Parcel I.D. Numbers: 063 02 0 100.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $295,000.00. AFFIANT Subscribed and sworn to before me this 12th day of November, 2021 Stephanie Tremmel NOTARY PUBLIC Commission expires: May 8, 2023 STEPHANIE TREMMEL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Tennessee Certification of Electronic Document

I, Steve Friesth, 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 November 12, 2021 (date of document).

Affiant Signature

11/10/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 10th day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY