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# 790328 DEEDWARR
01/14/2022 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20220114-0005707

WARRANTY DEED

Effective as of **6th day of December, 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, **Keith S. Koch, 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:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Section 1B, Chesney Glen, a R15 Residential PUD, of record Book 9700, page 289, said Register's Office, to which reference is hereby made for a more complete description.

This real property being all or part of the property conveyed by deed of record in Instrument No. **20110418-0029592** 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 **2021 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~~ Wilson County, State of Tennessee on this the 2 day of December, 2021

GRANTORS:

Keith S. Koch

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ WILSON

On this 2 day of December, 2021, before me personally appeared Keith S. Koch, 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's (or persons') free act and deed.

Witness my hand, at office, this 2 day of December, 2021.

HEATHER M. MIOUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

Notary Signature
My commission expires: October 30, 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: 4337 Chesney Glen Drive Hermitage, TN 37076 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: 087 01 0A 041.00	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 $362,000.00. AFFIANT Subscribed and sworn to before me this 2 day of December, 2021 NOTARY PUBLIC Commission expires: October 30, 2024

HEATHER M. MIOUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

Tennessee Certification of Electronic Document

I, R Alan Alrabsuek, 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 December 2, 2021 (date of document).

Affiant Signature

1/10/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 10th day of January, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

