Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 842-3223

Karen Johnson Davidson County
Batch# 790350 DEEDWARR
01/14/2022 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20220114-0005738

WARRANTY DEED

Effective as of **22nd 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, **Thomas W. Leonard and George W. Bozzell, III, husband and husband** 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. 3 on the Plan of Section Three, Percy Priest Meadows, of record in Plat Book 6250, Page 856, Register's Office for Davidson County, Tennessee, to which plat reference is herebymade for a more complete description of said lot.

Being the same property conveyed to **Thomas W. Leonard and George W. Bozzell, III, husband and husband,** by Warranty Deed from Steven R. Goldstein and wife, Sondra R. Goldstein, of record at **Instrument No. 20020213-0019249** in the Register's Office of Davidson County, Tennessee, dated January 30th, 2002 and recorded on February 13th, 2002.

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 20th day of December, 2021

GRANTORS:

Thomas W. Leonard

George W. Bozzell, III

STATE OF TENNESSEE
COUNTY OF Davidson.

On this 20th day of December 2021, before me personally appeared Thomas W. Leonard & George W. Bozzell, III, 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 20th day of December 2021.

Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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: 1229 Charleton Drive Antioch, TN 37013 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: 150 02 0 404.00	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 $338,000.00 AFFIANT Subscribed and sworn to before me this 20th day of December, 2021 NOTARY PUBLIC Commission expires: 11/6/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 22, 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

