Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119
(901) 881-8600
File No. TN-21-3534

Karen Johnson Davidson County
Batch# 793638 DEEDWARR
01/20/2022 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,296.85
20220120-0007842

WARRANTY DEED

Effective as of **11th day of January, 2022**, 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, **Jonathan Quiton and Jovelyn Quiton, husband and wife** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **MCH SFR Property Owner 2, 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. 81 on the Plan of Final Plat of Cobblestone Creek, Phase Two - "First Revision" of record in Plat at Instrument No. 20060612-0069609, 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 Jonathan Quiton and Jovelyn Quiton, husband and wife, by Warranty Deed from Edgar M. Beaver and Margaret Beaver, husband and wife, of record in Instrument No. 20161128-0124653, in the Register's Office of Davidson County, Tennessee, dated November 2, 2016 and recorded on November 28, 2016.

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 regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Whites Creek**, 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 on this 11th day of January 2022

GRANTOR:

Jonathan Quiton

Jovelyn Quiton

STATE OF Tennessee
COUNTY OF Davidson

On this 11th **day of** January, **2022, before me personally appeared Jonathan Quiton and Jovelyn Quiton, 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 11th **day of** January, **2022.**

Notary Signature
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

New Owner Name and Address to/ Mail tax bills to: MCH SFR Property Owner 2, LLC 14355 Commerce Way Miami Lakes, FL 33016 Property Address: 5204 Ryan Allen Circle Whites Creek, TN 37189 Parcel I.D. Numbers: 041 01 0A 078.00	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 **$350,500.00** AFFIANT Subscribed and sworn to before me this 11th day of January , 2022 NOTARY PUBLIC Commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Stevie 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 January 11, 2022 (date of document).

Affiant Signature

1/13/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 13th day of January, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

