Karen Johnson Davidson County
Batch# 794613 DEEDWARR
01/24/2022 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220124-0008682

Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119
(901) 881-8600
File No. TN-21-3382

WARRANTY DEED

Effective as of **6th 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, **OP SPE TPA1, LLC, a Delaware Limited Liability Company** 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. 268 on the plan of Section 14, Peppertree Forest, of record in Book 7900, Page 501, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to OP SPE TPA1, LLC, a Delaware Limited Liability Company, by Warranty Deed from David D. Tramel and Roxanne Hollis, husband and wife, of record in Instrument No. 20210928-0130282, in the Register's Office of Davidson County, Tennessee, Dated September 22, 2021 and recorded on September 28, 2021.

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 Antioch**, 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 20 day of December, 2021

GRANTORS:

OP SPE TPA1, LLC
a Delaware Limited Liability Company

By: Derek Dickson

Derek Dickson
Authorized Signer

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Derek Dickson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the authorized signor of OP SPE TPA1, LLC the within named bargainor, a limited liability company, and that he/she as such authorized signor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as such signor.

Witness my hand and seal, at office in Maricopa, **this** 20 **day of** Dec., **2021.**

Notary Signature

Printed Name: Melinda Kingmixay

My commission expires: March 14, 2023

MELINDA KINGMIXAY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 562088
MY COMMISSION EXPIRES
MARCH 14, 2023

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: 1500 Water Oak Court 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: 165 14 0 125.00	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 300,000.00 AFFIANT Subscribed and sworn to before me this 21 day of December, 2021 NOTARY PUBLIC Commission expires: May 18, 2025

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES MAY 18, 2025

Tennessee Certification of Electronic Document

I, Stevie Friesen, 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 6, 2022 (date of document).

Affiant Signature

1/14/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

