Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119
(901) 881-8600
File No. TN-21-3641

Karen Johnson Davidson County
Batch# 796406 DEEDWARR
01/27/2022 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20220127-0010102

WARRANTY DEED

Effective as of **14th 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, **Jennifer L. Thomas, a single woman** 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. 12 on the Plan of Ravenwood, of record in Instrument # 20001211-0121554, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jennifer L. Thomas, unmarried, by Warranty Deed from Allen Earps, of record in Instrument No. 20011120-0127465, in the Register's Office of Davidson County, Tennessee, dated November 16, 2001 and recorded on November 20, 2001.

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 Madison**, 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 13th day of January 2022

GRANTOR:

Jennifer Lynn Thomas

Jennifer L. Thomas

STATE OF Tennessee
COUNTY OF Shelby

On this 13th day of January, 2022, before me personally appeared Jennifer L. Thomas, 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 13th day of January, 2022.

Aretha Hughes

Notary Signature
My commission expires: 08/05/2023

Notarized online using audio-video communication

ARETHA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
Online Notary Public
My Commission Expires
August 5, 2023

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: 1853 Pallas Drive NE Madison, TN 37115 Parcel I.D. Numbers: 052 04 0C 012.00	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 **$351,000.00** AFFIANT Subscribed and sworn to before me this 14 day of January , 2022 NOTARY PUBLIC Commission expires:

LASHARAD QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-28-2023

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 January 14, 2022 (date of document).

Affiant Signature

1/18/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 18th day of January, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

