Karen Johnson Davidson County
Batch# 797367 DEEDWARR
01/31/2022 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220131-0010954

Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119
(901) 881-8600
File No. TN-21-3771

WARRANTY DEED

Effective as of **13th 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, **Charles Onofua, a single man** 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. 603 on the Plan of Section 13, Edge-O-Lake Estates, of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.
>
> Being the same property conveyed to Charles Onofua, single man, by Warranty Deed from Rachel A. Bates(now known as Rachel A. McCoy) and Ray C. McCoy, Joint Tenants with Right of Survivorship, wife and husband, of record in Instrument no. 20171024-0109029, in the Register's Office of Davidson County, Tennessee, dated October 19, 2017 and recorded on October 24, 2017.

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 Nashville**, 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 12th day of January 2022

GRANTOR:

Charles Onofua

STATE OF Tennessee
COUNTY OF Davidson

On this 12th **day of** January**, 2022, before me personally appeared Charles Onofua, 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 12th **day of** January**, 2022.**

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Signature
My commission expires: 05-02-2022

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: 2618 Timberland Drive Nashville, TN 37217 Parcel I.D. Numbers: 135 16 0 051.00	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 **$370,000.00** AFFIANT Subscribed and sworn to before me this 13th day of January , 2022 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, John Zelinka, 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 13, 2022 (date of document).

Affiant Signature

1/20/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 20th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

