Karen Johnson Davidson County
Batch# 797408 DEEDWARR
01/31/2022 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20220131-0011002

Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119
(901) 881-8600
File No. TN-21-3524

WARRANTY DEED

Effective as of **19th 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, **Brian E. Burnett and Kelly Burnett, 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. 185 on the Plan of Phase 2, Villages of Long Hunter P.U.D., as shown by plat appearing of record in Instrument No. 20020515-0059732, Register's Office for said County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Brian E. Burnett and Kelly Burnett, husband and wife, by Warranty Deed from Rosalee N. Skoog, F.K.A. Rosalee N. Lewis, and husband, Benjamin Michael Skoog, of record in Instrument No. 20101104-0088609, in the Register's Office of Davidson County, Tennessee, dated October 29, 2010 and recorded on November 4, 2010.

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 17th day of January 2022

GRANTOR:

Brian E. Burnett

Kelly Michelle Burnett

Kelly O Burnett

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Rutherford

On this 17 day of January, 2022, before me personally appeared Brian E. Burnett & Kelly Burnett **, 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 17 day of January, 2022.

EMMA ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Emma Alexander
Notary Signature
My commission expires: 11/22/25

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: 1605 London Gardens Court Nashville, TN 37013 Parcel I.D. Numbers: 151 10 0A 205.00	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 **$342,000.00** AFFIANT Subscribed and sworn to before me this 17 day of January , 2022 Emma Alexander NOTARY PUBLIC Commission expires: 11/22/25

EMMA ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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 19, 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

