Karen Johnson Davidson County
Batch# 797860 DEEDWARR
01/31/2022 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20220131-0011150

Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119
(901) 881-8600
File No. TN-22-3895

WARRANTY DEED

Effective as of **18th 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, **Bobby Dee Sasser, an unmarried man** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **MCH SFR Property Owner 1, a Delaware limited liability company LLC,** 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. 95 on the plan of Phase II, Jackson's Retreat of record in Book 5200 at Page 673, in the Register's Office for said County.

Said Lot No. 95 which is a corner lot fronts 73.98 feet on the Southerly margin of Jackson's Hill Road and fronts 91.19 feet on the Westerly margin of Jackson's Hill Court, said frontages being joined by a curve having a length of 39.27 feet and extends back 80.18 feet on the Southerly line and 100.54 feet on the Westerly line to a point of intersection.

Being the same property conveyed to Bobby Dee Sasser and Faye L. Sasser, husband and wife, by Warranty Deed from Robert F. Dooley and Betty Sue Dooley, husband and wife, of record in Book 8745, Page 937, in the Register's Office of Davidson County, Tennessee, dated September 30, 1992 and recorded on October 02, 1992. The said Faye L. Sasser being deceased as of May 29, 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 Hermitage**, 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 18 day of January 2022

GRANTOR:

Bobby Dee Sasser

Bobby Dee Sasser

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Williamson
Rac

On this 18th day of Jan., 2022, before me personally appeared Bobby Dee Sasser, 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 18th day of Jan., 2022.

Karen R. Campbell

Notary Signature
My commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

New Owner Name and Address to/ Mail tax bills to: MCH SFR Property Owner 1, a Delaware limited liability company 14355 Commerce Way Miami Lakes, FL 33016 Property Address: 500 Jacksons Hill Court Hermitage, TN 37076 Parcel I.D. Numbers: 086 07 0 098.00	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 **$339,000.00** Katelynn King AFFIANT Subscribed and sworn to before me this 18th day of January , 2022 Karen R. Campbell NOTARY PUBLIC Commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 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 18, 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

