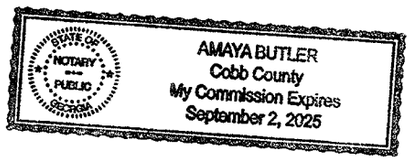
Karen Johnson Davidson County
Batch# 800612 DEEDWARR
02/04/2022 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,400.45
20220204-0013284

WARRANTY DEED



State of ~~Tennessee~~ GA
County of ~~Davidson~~ Cobb
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MCH SFR Property Owner 2, LLC, a Delaware Limited Liability Company	MCH SFR Property Owner 2, LLC, a Delaware Limited Liability Company	13409007000
(NAME)	(NAME)	
14355 Commerce Way	14355 Commerce Way	
(ADDRESS)	(ADDRESS)	
Miami Lakes, FL 33016	Miami Lakes, FL 33016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jerome Denny, Jr. and Keily J. Denny, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MCH SFR Property Owner 2, LLC, a Delaware Limited Liability Company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Phase One, Woodland Hills, of record in Plat Book 6900, Pages 666-669, inclusive, amended in Book 7564, Page 404, and surveyor's correction in Book 7574, Page 894, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerome Denny, Jr. and wife, Keily J. Denny, by deed of record in Book 10014, Page 919, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4048 Scotwood Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hands this 19th day of January, 2022.

Jerome Denny, Jr.

Keily J. Denny

State of Tennessee
County of Davidson

Personally appeared before me Jerome Denny, Jr. and Keily J. Denny, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of January, 2022.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No.: 16113

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, 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 1/19/2022 (date of document).

Kayla Short
Affiant Signature

1/19/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 19th day of January, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024