Karen Johnson Davidson County
Batch# 800741 DEEDWARR
02/04/2022 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20220204-0013458

WARRANTY DEED

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed & sworn to before me, this 20th day of January 2022

Notary Public

My Commission Expires: 2/28/2023

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

THIS INSTRUMENT WAS PREPARED BY RETURN TO Summit Title & Escrow 6263 Poplar Avenue Suite 801 Memphis, TN 38119	**Name & Address of New Owner** MCH SFR Property Owner 1 LLC 14355 Commerce Way, Miami Lakes, FL 33016	**Send Tax Bills To:** Same

Effective as of **24th 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, **Hari Subedi and Bishnu Subedi, 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 1 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 all of Lot No. 22 on the Plan of Section Two, Spencer Hill "Cluster Lot Subdivision", according to Plan of record in Instrument No. 20071115-0134114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Hari Subedi and Bishnu Subedi, husband and wife, by Special Warranty Deed from Marquis Homes, LLC., a Tennessee Limited Liability Company, of record in Instrument No. 20130514-0048652, in the Register's Office of Davidson County, Tennessee, dated May 14, 2013 and recorded on May 14, 2013.

Property Address: 5001 Luker Lane, Nashville, TN 37013
Map/Parcel Number: 162 02 0A 022.00

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 20 day of January 2022

GRANTOR:

Hari Subedi

Bishnu

Bishnu Subedi

STATE OF TENNESSEE
COUNTY OF SHELBY

On this _____ day of _____, 2022, before me personally appeared Hari Subedi and Bishnu Subedi, 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 _____ day of _____, 2022.

See the attached OHIO Compliance certificate

Notary Signature
My commission expires:

1/20/2022

ACKNOWLEDGEMENT

State of OHIO, County of Butler

Before me, a Notary Public in and for said state, personally appeared

Hari and Bishnu Subedi

who acknowledged that ~~he/she~~/they did sign the aforementioned instrument as their free act and deed.

Witness my hand and official seal this date: 1/20/2022

1/20/2022.

Notary Public, State of Ohio

My Commission Expires Dec-10-2024.

AASHISH SHAH - NOTARY PUBLIC
COMM EXP: DEC 10 2024
STATE OF OHIO

Optional Description of Document

Type/Title of Document General Warranty Deed.

Document Date 1/20/2022 Number of Pages 2

Additional Signers N/A

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 24, 2022 (date of document).

Affiant Signature

1/26/2022
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 26th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY