Karen Johnson Davidson County
Batch# 800925 DEEDWARR
02/07/2022 10:17:30 AM 5 pgs
Fees: $28.00 Taxes: $1,354.20
20220207-0013693

This instrument prepared by and (MAIL) instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd.,
Suite 400 Duluth,
GA 30096
Tel. 770-497-9100

Send tax bills to:
MCH SFR Property Owner 2 LLC, a Delaware Limited Liability Company
14355 Commerce Way
Miami Lakes, FL 33016

Name and address of new owner:
MCH SFR Property Owner 2 LLC, a Delaware Limited Liability Company
14355 Commerce Way
Miami Lakes, FL 33016

Map parcel number: 064-16-0D-204.00-CO
Property address: 2913 Summer Hollow Court, Hermitage, TN 37076
Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Peggy White, a single woman

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

MCH SFR Property Owner 2 LLC, a Delaware Limited Liability Company,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hand this 24 day of January, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Peggy White

Peggy White

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24 **day of** January, 20 22 **, before me personally appeared** Peggy White **, 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 (or person's) free act and deed.**

Notary Public

Printed Name: Ann Statlio Donnell

Commission Expires:

09/02/24

ANN STATLIOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2913 Summer Hollow Court, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 064-16-0D-204.00-CO

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Section Four, Truxton Park of record in Instrument Number 20020528-0064435, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Peggy White, an unmarried person by Warranty deed from James H. Beale and wife, Marie B. Beale of record in Instrument No. 20060901-0108561 Register's Office for Davidson County, Tennessee, dated August 30, 2006 and recorded on September 01, 2006.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson County)

The actual consideration (or value, whichever is greater) for this transfer is $366,000.00.

Property address: 2913 Summer Hollow Court, Hermitage, TN 37076

Peggy White
AFFIANT

Subscribed and sworn to before me, this 24 day of January 2022.

NOTARY PUBLIC
My Commission Expires:
09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 01-24-2022 (date of document).

Kayla Short

Affiant Signature

01-24-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 24 day of January, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

