Karen Johnson Davidson County
Batch# 806465 DEEDWARR
02/15/2022 04:03:30 PM 5 pgs
Fees: $28.00 Taxes: $1,239.50
20220215-0017700

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: 149-04-0-195.00

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,

ARA Investment Group LLC, a Tennessee limited liability company,

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 3 day of Feb, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ARA Investment Group, LLC, a Tennessee limited liability company

By: _____
Ricardo D. Hall
Its: Manager

STATE OF TN

COUNTY OF Dav

Personally appeared before me, Derek True, a Notary Public in and for said County and State, Ricardo D Hall, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3 day of Feb, 20 22

_____
Notary Public

Printed Name: Derek

My Commission Expires: 3-4-24

DEREK TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2636 Ravine Drive, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 149-04-0-195.00

Land in Davidson County, Tennessee, being Lot No. 349 on the Plan of Edge-O-Lake Estates, Section IX, as of record in the Book 3700, Page 131, Register's Office for said County.

Lot No. 349 fronts 80.0 feet on the Northerly margin of Ravine Drive and extends back between lines measuring 134.35 feet on the Westerly line and 170.03 feet on the Easterly line to a line in the rear measuring 87.59 feet thereon.

Being the same property conveyed to ARA Investment Group, LLC by Warranty deed from Steven Frankenfield of record in Instrument No. 20211216-0166611 Register's Office for Davidson County, Tennessee, dated December 13, 2021 and recorded on December 16, 2021.

Being also known as 2636 Ravine Drive, Nashville, Tennessee 37217

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $335,000.00.

AFFIANT

Subscribed and sworn to before me, this 3 day of February, 2022.

NOTARY PUBLIC
My Commission Expires: 3/4/24

Property address: 2636 Ravine Drive, Nashville, TN 37217

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON 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 02-03-2022 (date of document).

Kayla Short
Affiant Signature

02-03-2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 3 day of February, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

