Karen Johnson Davidson County
Batch# 811086 DEEDWARR
02/24/2022 12:15:30 PM 5 pgs
Fees: $28.00 Taxes: $1,332.00
20220224-0021221

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: 150-08-0-040.00
Property Address: 3521 Daisy Trail, Antioch, TN 37013
Source of Title: See Exhibit "A" attached hereto and incorporated herein.

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## 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,

**OP SPE TPA1, LLC, a Delaware 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 11 day of February, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OP SPE TPA1, LLC, a Delaware Limited Liability Company

By: OP SPE Borrower Parent, LLC, a Delaware Limited Liability Company

By: _____

Name: Melinda Kingmixay
Authorized Signer

Its: _____

_____

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Teresa Torres, a Notary Public in and for said County and State, Melinda Kingmixay, 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 11 day of February, 2022

_____

Notary Public

Printed Name: Teresa Torres

My Commission Expires: 10-23-2022

TERESA TORRES
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 556081
Expires October 23, 2022

TERESA TORRES
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 556081
Expires October 23, 2022

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 3521 Daisy Trail, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 150-08-0-040.00

Land in Davidson County, Tennessee, being Lot No. 323 on the Plan of Section Seven-B, "The Country" of record in Plat Book 6250, Page 505, 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 OP SPE TPA1, LLC, a Delaware Limited Liability Company by Warranty deed from Lois E. Farley, a single woman of record in Instrument No. 20211220-0167633 Register's Office for Davidson County, Tennessee, dated December 14, 2021 and recorded on December 20, 2021.

AFFIDAVIT OF VALUE

STATE OF Arizona )

COUNTY OF Maricopa )

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

Property address: 3521 Daisy Trail, Antioch, TN 37013

AFFIANT Melinda Kingmixay
Authorized Signer

Subscribed and sworn to before me, this 11 day of February 2022

NOTARY PUBLIC

My Commission Expires:
10.23.2022

TERESA TORRES
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 556081
Expires October 23, 2022

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 2/10/2022 (date of document).

Kayla Short
Affiant Signature

2/10/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 10th day of February, 20 22,

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