Karen Johnson Davidson County
Batch# 818812 DEEDWARR
03/10/2022 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20220310-0027354

WARRANTY DEED

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~DAVIDSON~~ Gwinnett
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

File No. EY-22-1924

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MCH SFR Property Owner 2, LLC	MCH SFR Property Owner 2, LLC	
(NAME)	(NAME)	
3106 Richmond Hill Drive	14337 Commerce Way	060-02-0-044.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Miami Lakes, FL 33016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Melissa M. Wolf and spouse, Susan A. White**, HEREINAFTER CALLED THE GRANTOR, 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 GRANTEE, 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. 20 on the Plan of Parkwood Estates, Section I, of record in Book 2900, page 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 75 feet on the northerly side of Richmond Hill Drive and extends back 121.9 feet on the easterly line and 150 feet on the westerly line to a broken line measuring 99.7 feet thereon.

Being the same property conveyed to Melissa M. Wolf and spouse, Susan A. White by Warranty deed from Maria Barnes, unmarried of record in Instrument No. 20181011-0100935 Register's Office for Davidson County, Tennessee, dated October 10, 2018 and recorded on October 11, 2018.

This is property more commonly known as 3106 Richmond Hill Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 2nd day of February, 2022.

Melissa M. Wolf

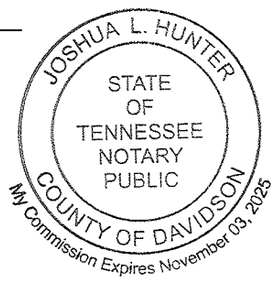
Susan A. White

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of February, 2022, before me personally appeared Melissa M. Wolf and Susan A 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's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of February, 2022.

Notary Signature
My commission expires:



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 2/2/2022 (date of document).

Kayla Short
Affiant Signature

2/2/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 2nd 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