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

Karen Johnson Davidson County
Batch# 820105 DEEDWARR
03/11/2022 09:49:30 AM 5 pgs
Fees: $28.00 Taxes: $1,269.10
20220311-0028381

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: 052-08-0A-162.00-CO

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,

Gregory J. Livingston and Shannon E. Livingston, husband and wife

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 28 day of Feb, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gregory J. Livingston

Shannon E. Livingston

STATE OF ~~TENNESSEE~~ Alabama

COUNTY OF Elmore

On this 28 day of Feb, 20 22, before me personally appeared Gregory J Livingston Shannon E Livingston 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: Vikki A Reed

Commission Expires:

Sept 11, 2023

Vikki A Reed
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
September 11, 2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1409 Pellican Point, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 052-08-0A-162.00-CO

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Phase One, Section Two, Heron Walk, a Revision of Cheyenne Pass, P.U.D. of record in Plat Book 9700, Page 386, 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 Gregory J. Livingston and Shannon E. Livingston, Husband and wife by Warranty deed from Kenneth L. Threat and Carolyn A. Threat, Husband and wife of record in Instrument No. 20200108-0002480 Register's Office for Davidson County, Tennessee, dated January 07, 2020 and recorded on January 08, 2020.

Being also known as 1409 Pellican Point Madison, Tennessee 37115.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $343,000.00

AFFIANT

Subscribed and sworn to before me, this 28th day of February, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
1409 Pellican Point
Madison TN 37115

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 February 28th, 2022 (date of document).

Kayla Short
Affiant Signature

2/28/22
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 28th day of February, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

