Karen Johnson Davidson County
Batch# 825964 DEEDWARR
03/22/2022 10:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,191.40
20220322-0032665

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: 162-13-0-175.00

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,

Tommie Lee Smith Jr. and Michael Jerron Smith, who erroneously acquired title as Michael Jevon Smith, As Heirs and Beneficiaries of the Estate of Tommie Lee Smith, Sr.

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

As Heirs and Beneficiaries of the Estate of Tommie Lee Smith, Sr.

Tommie Lee Smith Date: 3.9.22
Tommie Lee Smith, Jr.

As Heirs and Beneficiaries of the Estate of Tommie Lee Smith, Sr.

Michael Jerron Smith Date: 3.9.22
Michael Jerron Smith

STATE OF TENNESSEE

COUNTY OF Davidson

On this 9 day of March, 2022, before me personally appeared Tommie Lee Smith Jr Michael Jerron Smith, 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: Derek Truelove

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: 124 Cedarmont Circle, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 162-13-0-175.00

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Dreamland Estates, Southeast, Section One of record in Plat Book 5200, Page 646 and 647, 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 Tommie Lee Smith, unmarried man by Quitclaim deed from Karen J. Smith of record in Instrument No. 20200615-0060670 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 15, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Affidavit of Heirship recorded on December 13, 2021 in Instrument No. 20211213-0164810.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $322,000.00.

Tommie Lee Smith, Jr.

Michael Jerron Smith

Subscribed and sworn to before me, this 9 day of March, 2022.

NOTARY PUBLIC
My Commission Expires:
3/4/24

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

Property address: 124 Cedarmont Circle, Nashville, TN 37211

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 03-09-2022 (date of document).

Kayla Short

Affiant Signature

03-09-2022

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 9TH day of MARCH, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

