Karen Johnson Davidson County
Batch# 836560 DEEDWARR
04/08/2022 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220408-0041344

FOR OFFICIAL USE

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

STATE OF GA
COUNTY OF Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **445,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/22/2022**

Notary Public

MY COMMISSION EXPIRES: 10/26/24
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4362

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MCH SFR Property Owner 3, LLC, a Delaware Limited Liability Company	**MCH SFR Property Owner 3, LLC, a Delaware Limited Liability Company**	**136-05-0A-095-00 CO**
(NAME) **14355 Commerce Way**	(NAME) **14355 Commerce Way**	
(ADDRESS) **Miami Lakes, FL 33016**	(ADDRESS) **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 GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brent Korth Meyer and Lorilyn Y. Meyer, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCH SFR Property Owner 3, LLC, a Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 52 on the Plan of Bayview Estates, Phase Six of record in Plat at Instrument No. 20020102-0000486, 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 Brent Korth Meyer and Lorilyn Y. Meyer, husband and wife by Warranty deed from NVR INC, a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument No.
20030317-0034869 Register's Office for Davidson County, Tennessee, dated March 10, 2003 and recorded on March 17, 2003.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3225 Demetros Court, Nashville, TN 37217**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **22nd** day of **March, 2022**.

Brent Korth Meyer

Brent Korth Meyer

Lorilyn Y. Meyer

Lorilyn Y. Meyer

STATE OF Florida
COUNTY OF Santa Rosa

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Brent Korth Meyer and Lorilyn Y. Meyer**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **22nd** day of **March, 2022**.

Zachary T. Battles

NOTARY PUBLIC

My Commission Expires: Oct 20, 2023

ZACHARY T. BATTLES
MY COMMISSION # GG 911789
EXPIRES: October 20, 2023
Bonded Thru Notary Public Underwriters

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 3/22/2022 (date of document).

Kayla Short
Affiant Signature

3/22/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 22nd day of March, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

