Karen Johnson Davidson County
Batch# 839832 DEEDWARR
04/14/2022 11:21:30 AM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20220414-0043448

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 3 LLC, a Delaware Limited Liability Company
14355 Commerce Way
Miami Lakes, FL 33016

Name and address of new owner:
MCH SFR Property Owner 3 LLC, a Delaware Limited Liability Company
14355 Commerce Way
Miami Lakes, FL 33016

Map parcel number: 136-14-0-106-00

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,

Tessie Gale and Kevin Vaden, wife and husband

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

MCH SFR Property Owner 3 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 1st day of April, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Tessie Gale

Tessie Gale

Kevin Vaden

Kevin Vaden

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1 day of April, 2022, before me personally appeared Tessie Gale, Kevin Vaden, 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.

Michelle R Davis

Notary Public

Printed Name: Michelle R Davis

Commission Expires:

7/2/2024

MICHELLE R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 116 Downwind Court, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 136-14-0-106-00

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Harbour Town Village, Section II, of record in Plat Book 4675, Pages 146 and 147, 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 Tessie Gale and Kevin Vaden, wife and husband by Warranty deed from Patricia E. Bolyard, unmarried of record in Instrument No. 20180405-0032016 Register's Office for Davidson County, Tennessee, dated April 03, 2018 and recorded on April 05, 2018.

Being also known as 116 Downwind Ct Nashville, Tennessee 37217.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

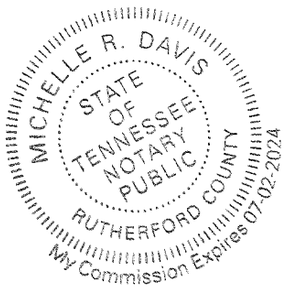
The actual consideration (or value, whichever is greater) for this transfer is $375,000.00.

Jessie L Daly
AFFIANT

Subscribed and sworn to before me, this 1 day of April, 2022.

Michelle R Davis
NOTARY PUBLIC
My Commission Expires:
7/2/2024

Property address: 116 Downwind Court, Nashville, TN 37217



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 04-01-2022 (date of document).

Kayla Short

Affiant Signature

04-01-2022

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 1ST day of APRIL, 2022,

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