Karen Johnson Davidson County
Batch# 845321 DEEDWARR
04/26/2022 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220426-0047561

WARRANTY DEED

STATE OF GA
COUNTY OF Walton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-29-25

STATE OF GEORGIA NOTARY PUBLIC
GARRETT ONAN DRYSDALE
Walton County
My Commission Expires
August 29, 2025

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2022030067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MCH SFR Property Owner 3 LLC		
(NAME)	(NAME)	043-13-0-427.00
14355 Commerce Way	same as new owner	
(ADDRESS)	(ADDRESS)	
Miami Lakes, FL 33016		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY THOUSAND AND NO/100 Dollars ($340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THE WILLIE J THOMAS REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, 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. 7, on the Plan of Resubdivision of Lots 37 and 38 and part of Lots 39, 40 and 41, Block I, on the Plat of Forest Park Subdivision at Madison, Section 2, of record in Plat Book 8250, Page 869, 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 Willie J. Thomas by Warranty deed from Zandra Y. Smith of record in Instrument No. 20110818-0063846 Register's Office for Davidson County, Tennessee, dated August 16, 2011 and recorded on August 18, 2011.

Being the same property conveyed to The Willie J. Thomas Revocable Living Trust by Quit Claim deed from Willie J. Thomas of record in Instrument No. 20190509-0043497 Register's Office for Davidson County, Tennessee, dated May 04, 2019 and recorded on May 09, 2019.

unimproved ☐
This is improved ☒ property, known as 621 Forest Park Court, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 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.

Executed by my hand this the 13th of April, 2022.

The Willie J Thomas Revocable Living Trust

BY: _____
Willie J. Thomas, Trustee

STATE OF Tennessee

County OF Davidson

Before me, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Willie J. Thomas, Trustee of The Willie J. Thomas as Trustee of Willie J Thomas Revocable Living Trust, personally appeared before me this day and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

Witness my hand and official seal, this the 13th of April, 2022.

_____
Notary Public

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
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 04-13-2022 (date of document).

Kayla Short

Affiant Signature

04-13-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 13TH 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