Karen Johnson Davidson County
Batch# 845893 DEEDWARR
04/26/2022 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,635.40
20220426-0048056

ADDRESS NEW OWNERS and
SEND TAX BILLS:
MCH SFR Property Owner 3 LLC,
a Delaware limited liability company
14355 Commerce Way
Miami Lakes, FL 33016

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
049 10 0A 021.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SHARON M. DUNHAM and MICHAEL H. HOLLANDER, wife and husband, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to MCH SFR PROPERTY OWNER 3 LLC, a Delaware limited liability company, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows: to-wit:
> Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Final Plat for Parmley Cove, Phase One, as shown by plat of record in Instrument 20130417-0038081, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description there of.
> Being the same property conveyed to Sharon M. Dunham and Michael H. Hollander, wife and husband, by Warranty Deed from Krystian Lozano Mier, an unmarried man and Lauren Deann Lozano, an unmarried woman, dated December 18, 2019 and recorded December 26, 2019 in Instrument No. 20191226-0132837, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 345 Parmley Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and

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ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

assigns against the lawful claims of all persons whomsoever.

Executed on this 14 day of April, 2022.

SHARON M. DUNHAM

MICHAEL H. HOLLANDER

STATE OF ~~TENNESSEE~~ IL
COUNTY OF McHenry

Personally appeared before me, the undersigned Notary Public of said county, SHARON M. DUNHAM and MICHAEL H. HOLLANDER, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: May 18, 2022

IVAN A. MATIAS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
May 18, 2022

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~SUMNER~~ Gwinnett

The actual consideration or value, whichever is greater for this transfer is $442,000.00.

AFFIANT

Subscribed to and sworn before me, this the 14th day of April, 2022

NOTARY PUBLIC

My Commission Expires: 10/26/24

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

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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 4/14/2022 (date of document).

Kayla Short
Affiant Signature

4/14/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 14th day of April, 20 22,

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