Karen Johnson Davidson County
Batch# 847228 DEEDWARR
04/28/2022 11:53:30 AM 5 pgs
Fees: $28.00 Taxes: $1,472.51
20220428-0049273

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: 087-05-0A-059.00-CO

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,

Denis H. Solee, a single man

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 4th 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.

Denis H. Solee

STATE OF TENNESSEE

COUNTY OF Davidson

On this 4 day of April, 2022, before me personally appeared **DENIS H SOLEE**, 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: Ann Stathos Donnell

Commission Expires:

06/07/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5944 Colchester Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 087-05-0A-059.00-CO

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Final Plat of Farmingham Woods, Phase II, Section 1 of record in Plat Book 7900, Page 306, 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 Denis H. Solee by Warranty deed from Fara L. Worn-Lobertini and Torrey Williams, joint tenants with right of survivorship of record in Instrument No. 20190903-0088212 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 03, 2019.

Being also known as 5944 Colchester Drive Hermitage, Tennessee 37076.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 397,975.000

AFFIANT

Subscribed and sworn to before me, this 4th day of APRIL, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
5944 COLCHESTER DRIVE
HERMITAGE, TN 37076

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 04-04-022 (date of document).

Kayla Short
Affiant Signature

04-04-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 4TH 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