Karen Johnson Davidson County
Batch# 847285 DEEDWARR
04/28/2022 01:14:30 PM 5 pgs
Fees: $28.00 Taxes: $1,361.60
20220428-0049347

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: 134-09-0-127.00

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,

OP SPE TPA1, LLC, a Delaware Limited Liability Company,

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 19 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.

OP SPE TPA1, LLC, a Delaware Limited Liability Company

By: _____
Name: Jacqueline Shaffer
Title: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Melinda Kingmixay a Notary Public in and for said County and State, Jacqueline Shaffer, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19 day of April, 2022

_____
Notary Public

MELINDA KINGMIXAY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 562088
MY COMMISSION EXPIRES
MARCH 14, 2023

Printed Name: Melinda Kingmixay

My Commission Expires: March 14, 2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3541 Paragon Drive, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 134-09-0-127.00

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Phase Two, Section One, Woodland Hills, of record in Plat Book 7900, Page 408, 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 OP SPE TPA1, LLC, Limited liability Company by Warranty deed from Tiffany Keegan nka Tiffany Rodriguez and Brett Kreutzer, wife and husband of record in Instrument No. 20220304-0024865 Register's Office for Davidson County, Tennessee, dated February 22, 2022 and recorded on March 04, 2022.

Being also known as 3541 Paragon Drive Nashville, Tennessee 37211.

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Arizona)

COUNTY OF ~~DAVIDSON~~ Maricopa)

The actual consideration (or value, whichever is greater) for this transfer is $368,000.00.

AFFIANT

Jacqueline Shaffer

Subscribed and sworn to before me, this 19 day of April, 2022.

NOTARY PUBLIC

My Commission Expires:

March 14, 2023

MELINDA KINGMIXAY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 562088
MY COMMISSION EXPIRES
MARCH 14, 2023

Property address: 3541 Paragon Drive, 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 04-19-2022 (date of document).

Kayla Short

Affiant Signature

04-19-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 19TH day of APRIL, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024