Karen Johnson Davidson County
Batch# 847341 DEEDWARR
04/28/2022 03:08:30 PM 5 pgs
Fees: $28.00 Taxes: $1,461.50
20220428-0049417

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: 150 15 0B 042.00

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,

Demonte Owens, joined by his wife Delana Owens

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 2ND 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.

Demonte Owens

Demonte Owens

Delana Owens

Delana Owens

STATE OF Texas

COUNTY OF Denton

On this 2nd day of April, 2022, before me personally appeared **Demonte Owens and Delana Owens**, 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, State of Texas

Printed Name: Luke Jones

Commission Expires:

10/30/2024

NOTARY PUBLIC STATE OF TEXAS

Luke Jones

ID NUMBER
132758443
COMMISSION EXPIRES
October 30, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 204 Painter Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 150 15 0B 042.00

Land in Davidson County, Tennessee, being Lot 42, as shown on the Map entitled Final Plat of Edison Park, of record in Instrument Number 20060726-0090090, Register's Office for Davidson County, Tennessee County, Tennessee, to which Plan reference is hereby made for a more complete and legal description.

Being the same property conveyed to Demonte Owens, an unmarried man by Warranty deed from Maged Tanious, married of record in Instrument No. 20150611-0055504 Register's Office for Davidson County, Tennessee, dated June 8, 2015 and recorded on June 11, 2015.

Being also known as 204 Painter Drive Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF Texas)

COUNTY OF Denton)

The actual consideration (or value, whichever is greater) for this transfer is $395,000.00.

Demonte Owens Delana Owens

AFFIANT

Subscribed and sworn to before me, this 2nd day of April, 20 22.

NOTARY PUBLIC, State of Texas
My Commission Expires:
10/30/2024

Luke Jones
ID NUMBER
132758443
COMMISSION EXPIRES
October 30, 2024

Property address: 204 Painter Drive, Antioch, TN 37013

Notarized online using audio-video communication

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 04-02-2022 (date of document).

Kayla Short

Affiant Signature

04-02-2022

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 2ND 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