Karen Johnson Davidson County
Batch# 847933 DEEDWARR
04/29/2022 08:56:30 AM 5 pgs
Fees: $28.00 Taxes: $1,332.00
20220429-0049573

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
Hialeah, FL 33016

Name and address of new owner:
MCH SFR Property Owner 3 LLC, a Delaware Limited Liability Company
14355 Commerce Way
Hialeah, FL 33016

Map parcel number: 074-12-0-049.00

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,

Andrew Arp and Crystal D. Arp, Husband and Wife , husband and wife

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 20 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.

Andrew Arp

Crystal D. Arp

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20 day of April, 2022, before me personally appeared Andrew + Crystal D Arp, 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: Derek Truelove

Commission Expires:

3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 423 Bonnawood Court, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 074-12-0-049.00

Land in Davidson County, Tennessee, being Lot 618 on the Plan of Hermitage Hills, Section VI, as shown on map of record in Plat Book 3300, Page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Arp and Crystal D. Arp, husband and wife by Warranty deed from Brandon Law, an unmarried man of record in Instrument No. 20180726-0073035 Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on July 26, 2018.

Being also known as 423 Bonnawood Court, Hermitage, TN 37076.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson County)

The actual consideration (or value, whichever is greater) for this transfer is $360,000.00.

AFFIANT

Subscribed and sworn to before me, this 20 day of April, 2022.

NOTARY PUBLIC
My Commission Expires:
3429

Property address: 423 Bonnawood Court, Hermitage, TN 37076

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

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 04-20-2022 (date of document).

Kayla Short

Affiant Signature

04-20-2022

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 20TH day of APRIL, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

