Karen Johnson Davidson County
Batch# 851631 DEEDWARR
05/06/2022 10:13:30 AM 5 pgs
Fees: $28.00 Taxes: $1,620.60
20220506-0052400

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: 053-09-0B-102.00-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,

Michael Wayne Coleman, surviving spouse of Kena Lavonne Coleman

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.

Grantor was married to Kena Lavonne Coleman until her death on 12/29/2021 per the Tennessee Department of Health Certificate of Death.

Witness our hand this 12 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.

Michael Wayne Coleman

STATE OF TENNESSEE

COUNTY OF Sumner

On this 12 day of April, 2022, before me personally appeared Michael Wayne Coleman, 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 True

Commission Expires:

3/24

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

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1724 Cumberland Station Boulevard, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 053-09-0B-102.00-CO

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Cumberland Station at Wilson Camp, Section Three, RS15 Cluster Lot Subdivision of record in Plat at Instrument No. 20031006-0146888, 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 a portion of the same property conveyed to Michael Wayne Coleman and wife, Kena Lavonne Coleman by Warranty deed from Randall Phillips Homes, LLC of record in Instrument No. 20040917-0112416 Register's Office for Davidson County, Tennessee, dated September 14, 2004 and recorded on September 17, 2004.

Being also known as 1724 Cumberland Station Boulevard Madison, TN 37115.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 438,000.00

AFFIANT

Subscribed and sworn to before me, this 12th day of April, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
1724 CUMBERLAND STATION BOULEVARD
MADISON, TN 37115

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 04-12-2022 (date of document).

Kayla Short
Affiant Signature

04-12-2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 12TH day of APRIL, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

