Karen Johnson Davidson County
Batch# 852602 DEEDWARR
05/09/2022 10:52:30 AM 5 pgs
Fees: $28.00 Taxes: $1,513.30
20220509-0052859

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: 149-07-0A-104.00-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,

Bruce Eden and wife, Marta Eden

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 27 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.

Bruce Eden

Marta Eden

Marta Eden

STATE OF TENNESSEE

COUNTY OF Hickman

On this 27th day of April, 2022, before me personally appeared Bruce Eden + Marta Eden, 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: William Burton

Commission Expires:

9/21/2024

WILLIAM BURTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $409.000.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of April, 2022.

NOTARY PUBLIC
My Commission Expires:
9/21/2024

WILLIAM BURTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Property address: 740 Dover Glen Drive, Antioch, TN 37013

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 740 Dover Glen Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 149-07-0A-104.00-CO

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section 1, Chelsea Village of record in Plat Book 7900, Page 119, 120 and 121, 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 Bruce Eden and Wife, Marta Eden by Warranty deed from Masoud Farazmand Co-Trustee with full power to trabsfer convey and sell without the joinder of any beneficiary of record in Instrument No. 20000803-0077283 Register's Office for Davidson County, Tennessee, dated July 27, 2000 and recorded on July 26, 2000.

Being also known as 740 Dover Glen Drive Antioch, Tennessee 37013.

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 4/27/2022 (date of document).

Kayla Short
Affiant Signature

4/27/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 27th day of April, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

202205090052859