Karen Johnson Davidson County
Batch# 853451 DEEDWARR
05/11/2022 10:12:30 AM 5 pgs
Fees: $28.00 Taxes: $1,372.70
20220511-0053781

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: 150-11-0-074.00

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,

**TN Investment Group LLC, a Tennessee 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 27th 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.

TN Investment Group LLC, a Tennessee Limited Liability Company

Robert Fletcher

Robert Fletcher
Member

STATE OF Florida

COUNTY OF Polk

Personally appeared before me, Nia A Hamilton, a Notary Public in and for said County and State, Florida, 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. by Robert Fletcher who produced driver license as identification.

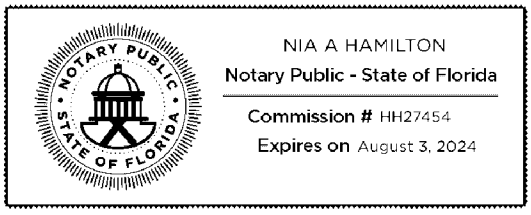
Witness my hand, at office, this 27th day of April, 20 22

Nia A Hamilton

Notary Public

Printed Name: Nia A Hamilton

My Commission Expires: 08/03/2024
HH27454




Notarized online using audio-video communication

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 3308 New Towne Road, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 150-11-0-074.00

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Section Two, Towne Village of the Country of record in Plat Book 5200, Page 176 and 177, 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 TN Investment Group LLC by Warranty deed from Leeann James NKA Leeann Ford, Married of record in Instrument No. 202203290036323 Register's Office for Davidson County, Tennessee, dated March 23, 2022 and recorded on March 29, 2022.

Being also known as 3308 New Towne Road Antioch, Tennessee 37013.

# AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ NAH Florida )

COUNTY OF ~~DAVIDSON~~ NAH Polk )

The actual consideration (or value, whichever is greater) for this transfer is $371,000.00.

Robert Fletcher

AFFIANT

Subscribed and sworn to before me, this 27th day of April, 2022. by Robert Fletcher who produced driver license as identification.

Nia A Hamilton

NOTARY PUBLIC Nia A Hamilton

My Commission Expires: 08/03/2024

HH27454

Property address: 3308 New Towne Road, Antioch, TN 37013

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

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 04-27-2022 (date of document).

Kayla Short
Affiant Signature

04-27-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 27TH day of APRIL, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

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