Karen Johnson Davidson County
Batch# 857619 DEEDWARR
05/18/2022 11:07:30 AM 5 pgs
Fees: $28.00 Taxes: $1,239.50
20220518-0057401

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: 135-16-0-035.00

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,

Alfadhel Mahmood, who aquired property as Mahmood Alfadhel, joined by his wife Dalya Qasim

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 5 day of May, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AKA

Alfadhel Mahmood, aka Mahmood Alfadhel

Dalya Qasim

STATE OF TENNESSEE

COUNTY OF Davis

On this 5 day of May, 2022, before me personally appeared **ALFADHEL MAHMOOD, AKA MAHMOOD ALFADHEL AND DALYA QASIM,** 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: D. Truelove

Commission Expires:

3/4/24

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

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2600 Sailboat Court, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 135-16-0-035.00

Land in Davidson County, Tennessee, being Lot No. 567 on the Plan of Section 13, Edge-O-Lake Estates of record in Plat Book 4175, Page 33, 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 Mahmood Alfadhel by Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20150529-0049635 Register's Office for Davidson County, Tennessee, dated May 20, 2015 and recorded on May 29, 2015.

Being also known as 2600 Sailboat Court Nashville, Tennessee 37217.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $335,000.00.

AFFIANT

Subscribed and sworn to before me, this 5 day of May, 2022.

NOTARY PUBLIC
My Commission Expires:
3/24/24

Property address: 2600 Sailboat Court, Nashville, TN 37217



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 05-05-2022 (date of document).

Kayla Short
Affiant Signature

05-05-2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 5TH day of MAY, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

