Karen Johnson Davidson County
Batch# 861986 DEEDWARR
05/24/2022 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,380.10
20220524-0060205

	STATE OF ~~TENNESSEE~~ GA COUNTY OF ~~DAVIDSON~~ Walton The actual consideration or value, whichever is greater, for this transfer is $373,000.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2022. Notary Public My commission expires: 8-29-25
(Notary Stamp)	GARRETT ONAN DRYSDALE Walton County My Commission Expires August 29, 2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
MCH SFR Property Owner 4 LLC	MCH SFR Property Owner 4 LLC	165-09-0A-013.00-CO
14355 Commerce Way	14355 Commerce Way	
Miami Lakes, FL 33016	Miami Lakes, FL 33016	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Chason D Griffin, an unmarried person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

MCH SFR Property Owner 4 LLC, a Delaware Limited Liability Company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section One, Lakewood Village of record in Plat Book 9700, Page 555, (boundary plat of record in Book 970, Page 464), 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 Chason D. Griffin, an unmarried person by Special Warranty deed from SPH Property Two, LLC, A Delaware Limited Liability Company of record in Instrument No. 20200629-0069997 Register's Office for Davidson County, Tennessee, dated June 19, 2020 and recorded on June 29, 2020.

Being also known as 1817 Lakewood Village Dr. Antioch, Tennessee 37013.

This is improved property known as **1817 Lakewood Village Dr., Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16 day of May, 2022.

Chason D Griffin

STATE OF Oklahoma
COUNTY OF Bryan

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Chason D Griffin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16 day of May, 2022.

Nikki Carlton
Notary Public
My Commission Expires: 03/09/2023

NIKKI CARLTON NOTARY # 15002203 PUBLIC STATE OF OKLAHOMA

LTC File No. 22-000489-529

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 05/16/2022 (date of document).

Kayla Short

Affiant Signature

05/16/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 16th day of May, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

