Karen Johnson Davidson County
Batch# 862209 DEEDWARR
05/25/2022 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20220525-0060505

WARRANTY DEED

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~DAVIDSON~~ Walton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-29-25
(AFFIX SEAL)

GARRETT ONAN DRYSDALE
Walton County
My Commission Expires
August 29, 2025

MJ-BMR-21 SPOT

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MCH SFR Property Owner 4 LLC, a Delaware Limited Liability Company	**NEW OWNER**	
(NAME)	(NAME)	**059-16-0-212.00**
14355 Commerce Way		
(ADDRESS)	(ADDRESS)	
Miami Lakes, FL 33016		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TN INVESTMENTS GROUP, LLC A TENNESSEE LIMITED LIABILITY COMPANY AND YENNY CONCEPCION DIAZ AND JOSE JUAN VILLLEGAS-ROMERO AND JESUS ROBINZON HERNANDEZ-SANCHES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCH SFR PROPERTY OWNER 4 LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Section Two, First Addition, Trinity Hills Village of record in Plat Book 4460, Page (s) 45 and 46, 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 Dorothy Owens, an unmarried woman of record in Instrument No. 20220218-0019303 Register's Office for Davidson County, Tennessee, dated February 04, 2022 and recorded on 20220218-0019303. The said Esteward S. Owens having since died on July 10, 2017.

Being the same property conveyed to TN investment Group, LLC, Yenny Concepcion Diaz, Jose Juan Villegas-Romero, Jesus Robinzon Hernandez-Sanches by Quitclaim deed from TN investment Group, LLC of record in Instrument No. 20220218-0019306 Register's Office for Davidson County, Tennessee, dated February 07, 2022 and recorded on February 18, 2022.

The herein described property is not now nor has ever been the principal place of residence of the grantors or grantors' spouses herein.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 45 and 46, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4551, Page 440, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2808 Old Matthews Road, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 16 DAY OF MAY, 2022.

TN Investments Group, LLC a Tennessee Limited Liability Company

BY: _____
Robert Fletcher
Authorized Agent

_____
Yenny Concepcion Diaz

_____
Jose Juan Villlegas-Romero

_____
Jesus Robinzon Hernandez-Sanches

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT FLETCHER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TN INVESTMENTS GROUP, LLC A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of May, 2022.

_____
Notary Public
My Commission Expires: 1-11-26
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YENNY CONCEPCION DIAZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2022.

_____
Notary Public
My Commission Expires: 1-11-26
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSE JUAN VILLLEGAS-ROMERO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2022.

_____
Notary Public
My Commission Expires: 1-11-26
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESUS ROBINZON HERNANDEZ-SANCHES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2022.

_____
Comm. Exp.
1-11-26

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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