Karen Johnson Davidson County
Batch# 862909 DEEDWARR
05/26/2022 09:17:30 AM 5 pgs
Fees: $28.00 Taxes: $1,620.60
20220526-0061089

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 4 LLC, a Delaware Limited Liability Company
14355 Commerce Way
Miami Lakes, FL 33016

Name and address of new owner:
MCH SFR Property Owner 4 LLC, a Delaware Limited Liability Company
14355 Commerce Way
Miami Lakes, FL 33016

Map parcel number: 172-04-0A-040.00-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,

Justin Jacobs, unmarried and Zaynab Barzagar, unmarried as tenants in common

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

MCH SFR Property Owner 4 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 16 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.

Justin Jacobs

Zaynab Barzagar

Zaynab Barzagar

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16 day of May, 2022, before me personally appeared **JUSTIN JACOBS AND ZAYNAB BARZAGAR**, 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: Derek Truel

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: 11 Wynfield Court, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 172-04-0A-040.00-CO

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands) of record in Plat Book 9700, Page 857, 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 Justin Jacobs and Zaynab Barzagar, unmarried, as tenants in common with right of survivorship by Warranty Deed from Xing Zhou and wife, Eunice H. Zhou of record in Instrument No. 20161118-0121714 Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 18, 2016.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $438,000.00.

Zaynab Barzagar
AFFIANT

Subscribed and sworn to before me, this 16 day of May, 2022.

NOTARY PUBLIC
My Commission Expires:
5/14

Property address: 11 Wynfield Court, Nashville, TN 37211

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON 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: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

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