Karen Johnson Davidson County
Batch# 864889 DEEDWARR
05/31/2022 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220531-0062722

# WARRANTY DEED

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

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2022.

Notary Public

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

JM-BMR-22-1900

**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 3 LLC, A Delaware Limited Liability Company** | **NEW OWNER** | |
| (NAME) | (NAME) | **034-07-0A-172.00-CO** |
| **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, **JOSE R. FRIAS AND RUTH M. FRIAS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCH SFR PROPERTY OWNER 3 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. 26 on the Plan of Final Subdivision Plat of Harbor Village, Phase III of record in Plat at Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, 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 Jose R. Frias, married by Quitclaim deed from Lazaro Salas, not married of record in Instrument No. 20141029-0099835 Register's Office for Davidson County, Tennessee, dated October 29, 2014 and recorded on October 29, 2014.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record as Instrument Number 20050331-0034862 and Surveyor's certificate of correction as Instrument No, 20050406-0038091, Register's Office of Davidson County, Tennessee.
- Plan of record in Plat Book 6900, Page 37, Register's Office for Davidson County, Tennessee.
- Harbor Village Boundary Plat of record in Plat Book 6250, Page 626, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6628, Page 577, Book 6646, page 543, Book 10672, page 743, Instrument No. 20010817-0089318, as amended in Instrument No. 20070205-0014894, Instrument No. 20170808-0081338 and Instrument No. 20170918-0095380, as corrected in Instrument No. 20171219-0129364, Register's Office for Davidson County, Tennessee.
- Charter of Harbor Village P.U.D. Association, Inc. of record in Book 6635, Page 254, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Harbor Village P.U.D. Association, Inc. of record in Instrument Number 20110211-0012143 and Instrument No. 20171214-0127541, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110930-0075699, in the Register's Office for Davidson County, Tennessee.
- Easements for sanitary sewers/storm drainage of record in Book 7026, Page 714, Book 7026, page 916, Book 7121, page 202, in the Register's Office for Davidson County, Tennessee.
- Conveyance Deed to Metro Government for sanitary sewers of record in Book 10623, Page 851, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4224, Page 208, and Book 5589, Page 831, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Hendersonville Utility District in Final Agreed Order of record in Book 5970, Page 679, in the Register's Office for Davidson County, Tennessee.
- Deed of Dedication of record in Book 7364, Page 151, in the Register's Office for Davidson County, Tennessee.
- Deed for Common area of record in Book 8485, Page 966 and Book 8855, Page 601, 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: **1900 Nancy Beth Drive, Madison, Tennessee 37115**.

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 22nd DAY OF APRIL, 2022.

Jose R. Frias

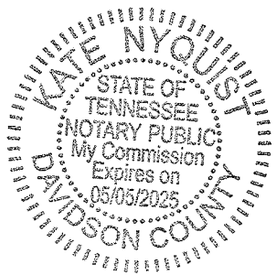
Ruth M. Frias

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSE R. FRIAS, 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 22nd of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

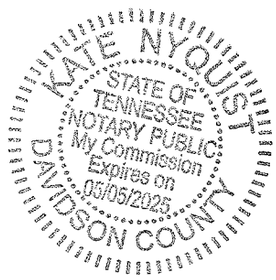



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH M. FRIAS, 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 22nd of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 04-22-2022 (date of document).

Kayla Short

Affiant Signature

04-22-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 22ND day of APRIL, 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