Karen Johnson Davidson County
Batch# 865450 DEEDWARR
06/01/2022 09:04:30 AM 5 pgs
Fees: $28.00 Taxes: $1,468.90
20220601-0062977

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: 182-02-0C-004.00-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,

Benise Chidubem Nwaibe, married woman

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.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

Witness our hand this 19th day of May, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Benise Chidubem Nwaibe

Benise Chidubem Nwaibe

STATE OF Virginia

COUNTY OF Loudoun

On this 19th day of May, 20 22, before me personally appeared Benise Chidubem Nwaibe, 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: Gloria Asare

Commission Expires:

12/31/2024

Registration No: 7901547

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3232 Haskell Lane, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 182-02-0C-004.00-CO

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat of Evergreen Hills, Phase I of record in Plat at Instrument No. 20210427-0056348, 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 Benise Chidubem Nwaibe, married woman by Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20211216-0166270 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on December 16, 2021.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson County)

The actual consideration (or value, whichever is greater) for this transfer is $397,000.00.

Bernice Chidubem Nwaibe

AFFIANT

State Of Virginia, County Of Loudoun

Subscribed and sworn to before me, this 19th day of May, 2022.

NOTARY PUBLIC: Gloria Asare

My Commission Expires:

12/31/2024

Registration No: 7901547

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Property address: 3232 Haskell Lane, Antioch, TN 37013

Notarized online using audio-video communication

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 05-19-2022 (date of document).

Kayla Short

Affiant Signature

05-19-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 19TH day of MAY, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

