Karen Johnson Davidson County
Batch# 865691 DEEDWARR
06/01/2022 01:47:30 PM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20220601-0063332

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 3 LLC, a Delaware Limited Liability Company
14355 Commerce Way
Hialeah, FL 33016

Name and address of new owner:
MCH SFR Property Owner 3 LLC, a Delaware Limited Liability Company
14355 Commerce Way
Hialeah, FL 33016

Map parcel number: 164-03-0A-031.00-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,

Wayne A. Witter and Candice B. Witter, husband and wife

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

MCH SFR Property Owner 3 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 23RD 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.

Wayne A. Witter

Candice B. Witter

STATE OF TENNESSEE

COUNTY OF Davidson

On this 23rd day of May, 2022, before me personally appeared Wayne A. Witter & Candice B. Witter, 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: Mark B. Leedom

Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2228 Postings Point, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 164-03-0A-031.00-CO

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Final Plat Rolling Hills Subdivision of record in Plat at Instrument No. 20161109-0118395, 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 Wayne A Witter and Candice B Witter, husband and wife by Warranty deed from Lennar Homes of Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20171201-0122988 Register's Office for Davidson County, Tennessee, dated November 28, 2017 and recorded on December 01, 2017.

Being also known as 2228 Postings Point Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

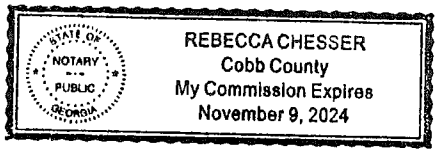
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 425,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 23RD day of MAY, 2022.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:
2228 POSTINGS POINT
ANTIOCH, TN 37013

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 05-23-2022 (date of document).

Kayla Short

Affiant Signature

05-23-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 23RD day of MAY, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

