Karen Johnson Davidson County
Batch# 867665 DEEDWARR
06/06/2022 12:43:30 PM 5 pgs
Fees: $28.00 Taxes: $1,552.15
20220606-0064749

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: 064-15-0A-046.00-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,

Wentao Deng and Hongmei Cui, married to each other

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 27 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.

Wentao Deng

Wentao Deng

Hongmei Cui

Hongmei Cui

STATE OF ~~TENNESSEE~~ TX

COUNTY OF Brazoria

On this 27 day of May, 2022, before me personally appeared Wentao Deng, Hongmei Cui, 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: Jessica Tinajero

Commission Expires:

1/9/2024

JESSICA TINAJERO
Notary ID #132306609
My Commission Expires
January 9, 2024

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 757 Sweetwater Circle, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 064-15-0A-046.00-CO

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section Two, Plantation Walk, R8 and R20 Residential P.U.D of record in Plat Book 7500, Page 858, 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 Wentao Deng and Hongmei Cui a married couple by Warranty deed from Angela M. Singleton and Marlon Singleton, wife and husband of record in Instrument No. 20210430-0058539 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on April 30, 2021.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

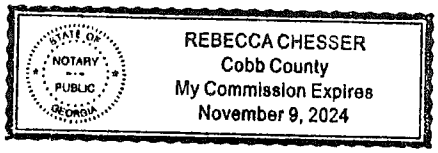
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 419,500.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 27TH day of MAY, 2022.

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



Property address:
757 SWEETWATER CIRCLE
OLD HICKORY, TN 37138

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 05-27-2022 (date of document).

Kayla Short

Affiant Signature

05-27-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 27TH day of MAY, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

