Karen Johnson Davidson County
Batch# 869615 DEEDWARR
06/10/2022 12:29:30 PM 7 pgs
Fees: $38.00 Taxes: $1,480.00
20220610-0066475

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: 064-16-0D-013.00-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,

Erin F. Richardson and Gavin E. Richardson, as co-trustees of the Erin F. Richardson Revocable Trust dated June 25, 2013, as to a 50% interest, and Alford Foster Jr. And Barbara P. Foster, as co-trustees of the Alford Foster Jr. Revocable Trust dated April 4, 2013, as to a 25% interest and Barbara P. Foster and Alford Foster Jr., as co-trustees of the Barbara P. Foster Revocable Trust dated April 4, 2013, as to a 25% interest

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 20 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.

Erin F. Richardson Revocable Trust dated June 25, 2013

Erin F. Richardson Trustee

By: Erin F Richardson
As Its: Trustee

trustee

By: ~~Gavin~~ E Richardson
As Its: Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20 day of May, 2022, before me personally appeared Erin F + Gavin E Richardson, 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 Truelove

Commission Expires:

3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Barbara P. Foster Revocable Trust dated April 4, 2013

Barbara P. Foster, Trustee

By: Barbara P. Foster
As Its: Trustee

Alford Foster Jr., Trustee

By: Alford Foster Jr.
As Its: Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20 day of May, 20 21, before me personally appeared Barbara P Foster and Alford Foster Jr., 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: D. True

Commission Expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Alford Foster Jr. Revocable Trust, dated April 4, 2013

Alford Foster Jr., Trustee

By: Alford Foster Jr.
As Its: Trustee

Barbara P. Foster, Trustee

By: Barbara P. Foster
As Its: Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20 day of May, 20 22, before me personally appeared Alford Foster Jr. and Barbara P Foster, 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: D. Truelove

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: 1729 Stone Hollow Court, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 064-16-0D-013.00-CO

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Truxton Park, Section One of record in Plat at Instrument No. 20001026-0106272, 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 Erin E. Foster, unmarried and Alford Foster Jr. and wife Barbara P. Foster by Warranty deed from Michael L. Mooney and wife Rebecca A. Mooney of record in Instrument No. 20020619-0074052 Register's Office for Davidson County, Tennessee, dated June 13, 2002 and recorded on June 19, 2002.

Being the same property conveyed to Alford Foster, Jr. a 25% undivided interest as tenants in common, to Barbara P. Foster a 25% undivided interest as tenants in common, and to Erin F. Richardson a 50% undivided interest as tenants in common by Quit Claim deed from Alford Foster, Jr., Barbara P. Foster, and Erin F. Richardson (formerly Erin E. Foster) of record in Instrument No. 20130627-0066235 Register's Office for Davidson County, Tennessee, dated June 25, 2013 and recorded on June 27, 2013.

Being the same property conveyed to Alford Foster, Jr. and Barbara P. Foster, trustees of the Alford Foster, Jr. Revocable Trust dated April 4, 2013 by Quit Claim deed from Alford Foster, Jr. of record in Instrument No. 20130711-0071648 Register's Office for Davidson County, Tennessee, dated July 9, 2013 and recorded on July 11, 2013.

Being the same property conveyed to Barbara P. Foster and Alford Foster, Jr., Trustees of the Barbara P. Foster Revocable Trust dated April 14, 2013 by Quit Claim deed from Barbara P. Foster of record in Instrument No. 20130711-0071653 Register's Office for Davidson County, Tennessee, dated July 09, 2013 and recorded on July 11, 2013.

Being the same property conveyed to Erin F. Richardson and Gavin E. Richardson, Trustees of the Erin F. Richardson Revocable Trust dated June 25, 2013 by Quit Claim deed from Erin F. Richardson of record in Instrument No. 20130711-0071675 Register's Office for Davidson County, Tennessee, dated July 09, 2013 and recorded on July 11, 2013.

Being the same property conveyed to Erin F. Richardson and Gavin E. Richardson, Trustees of the Erin F. Richardson Revocable Trust dated June 25, 2013 by Quit Claim deed from Erin F. Richardson of record in Instrument No. 20130918-0098129 Register's Office for Davidson County, Tennessee, dated September 09, 2013 and recorded on September 18, 2013.

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $400,000.00.

Barbara P. Foster, Trustee ERM F. Richardson Trustee
AFFIANT

Trustee

Subscribed and sworn to before me, this 20 day of May, 2022.

NOTARY PUBLIC
My Commission Expires:
5/24

Property address: 1729 Stone Hollow Court, Hermitage, TN 37076

DEREK TRUELOVE III
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 05-20-2022 (date of document).

Kayla Short
Affiant Signature

05-20-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 20 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