Karen Johnson Davidson County
Batch# 873560 DEEDWARR
06/17/2022 10:11:30 AM 8 pgs
Fees: $43.00 Taxes: $1,561.40
20220617-0069505

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: 174-01-0A-029.00-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,

Dillip Chhetri and Laxmi Sundas, husband and wife, and Ganesh Karki, an unmarried man, (who was married to Hari Karki, who is now deceased) who erroneously acquired title as Dillip Chhetri and Hari Karki, husband and wife and Ganesh Karki, a married man

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 4th day of June, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dillip Chhetri

Laxmi Sundas

STATE OF ~~TENNESSEE~~ Vermont

COUNTY OF Chittenden

On this 4th day of June, 2022, before me personally appeared Dillip Chhetri, Laxmi Sundas, 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: Michael Bissonnette

Commission Expires: 01-31-2023

Michael Bissonnette
Notary Public, State of Vermont
My Commission Expires January 31, 2023
My Commission No. 157.0006161

Ganesh Karki

STATE OF ~~TENNESSEE~~ Pennsylvania

COUNTY OF Dauphin

On this 4th day of June, 2022, before me personally appeared Ganesh Karki, 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: Eric Selvy

Commission Expires: 8/23/2022

Commonwealth of Pennsylvania - Notary Seal
ERIC SELVY - Notary Public
Dauphin County
My Commission Expires August 23, 2022
Commission Number 1336884

Durga Karki

STATE OF ~~TENNESSEE~~ Pennsylvania

COUNTY OF Dauphin

On this 4th day of June, 20 22, before me personally appeared Durga Karki, 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: Eric Selvy

Commission Expires: 8/23/2022

Commonwealth of Pennsylvania - Notary Seal
ERIC SELVY - Notary Public
Dauphin County
My Commission Expires August 23, 2022
Commission Number 1336884

S. Sch

Shyam Sundar Chhetri

Pennsylvania

STATE OF ~~TENNESSEE~~ PS

COUNTY OF Dauphin

On this 4th day of June, 2022, before me personally appeared Shyam Sundar Chhetri 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.

Eric Selvy

Notary Public

Printed Name: Eric Selvy

Commission Expires: 8/23/2022

Commonwealth of Pennsylvania - Notary Seal
ERIC SELVY - Notary Public
Dauphin County
My Commission Expires August 23, 2022
Commission Number 1336884

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5628 Hickory Park Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 174-01-0A-029.00-CO

Land in Davidson County, Tennessee, being Lot No. Fifty-Eight (58) on the Plan of First Amendment Rivendell Woods, Phase 1, Section 1 of record in Plat at Instrument No. 20070329-0037618, 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 Dillip Chhetri and Hari Karki, husband and wife and Ganesh Karki, a married man by Warranty deed from Hoa Kim Thi Truong, an unmarried person of record in Instrument No. 20181221-0124547 Register's Office for Davidson County, Tennessee, dated December 20, 2018 and recorded on December 21, 2018 and was corrected by Affidavit of Scrivener's Error recorded on May 27, 2022 as document No. 20220527-0061831 which amended vesting to Ganesh Karki and Hari Karki, husband and wife, and Dillip Chhetri, a married man.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

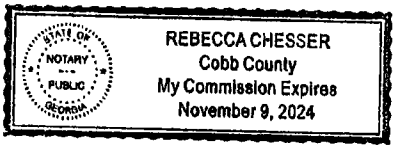
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 422,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 4TH day of JUNE, 2022.

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



Property address:
5628 HICKORY PARK DRIVE
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 06-04-2022 (date of document).

Kayla Short

Affiant Signature

06-04-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 4TH day of JUNE, 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