Karen Johnson Davidson County
Batch# 873599 DEEDWARR
06/17/2022 10:44:30 AM 5 pgs
Fees: $28.00 Taxes: $1,208.05
20220617-0069551

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: 034-13-0-287.00

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,

Rhasheca Parker, unmarried

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 7 day of June, 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.

R Parker

Rhasheca Parker

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7 day of June, 20 22, before me personally appeared **Rhasheca Parker**, 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 persons') free act and deed.

Notary Public

Printed Name Derek Truelove

Commission Expires:

3424

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

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 604 Monticello Court, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 034-13-0-287.00

Land in Davidson County, Tennessee being Lot No. 207, on the Plan of Phase Two-B, Cedar Bluff, of record in Plat Book 9700, Page 509 and Page 663, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rhasheca Parker, unmarried by Cash Deed for Tennessee deed from The Secretary of Housing and Urban Development, of Washington, D.C, of record in Instrument No. 20111010-0078559 Register's Office for Davidson County, Tennessee, dated October 07, 2011 and recorded on October 10, 2011.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $326,500.00.

R Parker

AFFIANT

Subscribed and sworn to before me, this 7 day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 5/4/24

Property address: 604 Monticello Court, Madison, TN 37115

DEREK TRUELOVE
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 06-07-2022 (date of document).

Kayla Short
Affiant Signature

06-07-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 7TH day of JUNE, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

