Karen Johnson Davidson County
Batch# 875134 DEEDWARR
06/22/2022 08:29:30 AM 5 pgs
Fees: $28.00 Taxes: $1,420.80
20220622-0070746

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: 059-10-0-129.00

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,

OP Gold, LLC, a Delaware Limited liability Company,

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 13 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.

OP Gold, LLC, a Delaware Limited liability Company

By: Rebecca McLean

Name: ~~Vaughn Bair~~ **Rebecca McLean**
Authorized Signer

Title: _____

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Carrie Yost, a Notary Public in and for said County and State, Rebecca McLean, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13 day of June, 20 22

Carrie Yost

Notary Public

Printed Name: Carrie Yost

My Commission Expires: 2/20/2025

CARRIE M YOST
Notary Public - Arizona
Maricopa County
Commission # 597506
My Comm. Expires Feb 20, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 4000 Kings Circle, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 059-10-0-129.00

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section Two, Haynes Estates of record in Plat Book 4175, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 94 is described as follows: Beginning at a point in the Easterly margin of Kings Circle at the common dividing line between Lots 94 and 95 on said plan; thence Easterly along said dividing line 105 feet to a point; thence Southerly 110 feet to a point in the Northerly margin of Lytle Drive; thence Westerly along the Northerly margin of Lytle Drive 80 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the Easterly margin of Kings Circle; thence Northerly along the Easterly margin of said Kings Circle 85 feet to the point of beginning.

Being the same property conveyed to OP Gold, LLC, a Delaware Limited liability Company by Warranty deed from Amber Monique Watson, Sole heir of the estate of Clifferdean Watson of record in Instrument No. 20220209-0015172 Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 09, 2022.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 384,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 13TH day of JUNE, 2022.

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

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
4000 KINGS CIRCLE
NASHVILLE, TN 37218

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 06-13-2022 (date of document).

Kayla Short
Affiant Signature

06-13-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 13TH day of JUNE, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

