Karen Johnson Davidson County
Batch# 875258 DEEDWARR
06/22/2022 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20220622-0070924

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~WILSON~~ Fulton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Sharon D Simpson
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 2/18/2025

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MCH SFR Property Owner 4, LLC., a Delaware limited liability company	MCH SFR Property Owner 4, LLC., a Delaware limited liability company	
(NAME)	(NAME)	
14355 Commerce Way	14355 Commerce Way	064160D10000
(ADDRESS)	(ADDRESS)	
Miami Lakes, FL 33016	Miami Lakes, FL 33016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Ronald Greenfield, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **MCH SFR Property Owner 4, LLC., a Delaware limited liability company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 267,on the Plan of Section Two, Truxton Park, as shown on plat of record in Instrument No. 20010515-0049898, in the Register's Office, Davidson County, state of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Ronald Greenfield by Cash Deed from Secretary of Housing and Urban Development of Washing D.C., dated 05/31/2011, of record in Instrument 201106030042634, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 200105150049898, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 20010300107559, and Supplemental Restrictions Instrument 200105220052910, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 4910, Page 838 in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 5699, Page 535 in the Register's Office for Davidson County, Tennessee. Easement Agreement Easement including terms and conditions thereof as recorded in Book 7877, Page 328 in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument 200008240083612, Register's Office for Davidson County, Tennessee. Charter of Truxton Park Homeowners Association record in Instrument 200011010108603, Register's Office for Davidson County, Tennessee. Quitclaim Deed conveys Truxton Park Homeowners Association of record in Instrument 200503110027267, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1896 Brookmeadow Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 8th day of June, 2022.

Ronald Greenfield by Jeff Rowlett his atty in fact

Ronald Greenfield by Jeff Rowlett his atty in fact

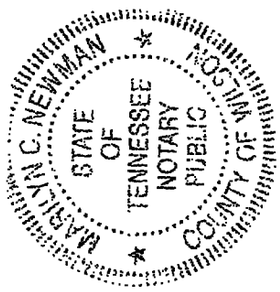
State of Tennessee
County of Wilson

On this 8th day of June, 2022, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jeff Rowlett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Ronald Greenfield, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument no. ___202206220070923_____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 8th day of June, 2022.

Notary Public:
My Commission Expires: 3-8-25

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



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 06-08-2022 (date of document).

Kayla Short

Affiant Signature

06-08-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 8TH day of JUNE, 20 22,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024