Karen Johnson Davidson County
Batch# 875983 DEEDWARR
06/22/2022 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,400.45
20220622-0071444

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Julie
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-22-1627

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~Wilson~~ DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$379,000.00~~ $378,500.00

Haitong Xu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of June, 2022

Taylor Thomas
Notary Public

Commission Expires: May 18, 2026

TAYLOR THOMAS
NOTARY PUBLIC
DeKalb County
My Commission Expires
May 18, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
MCH SFR Property Owner 4 LLC 14355 Commerce Way Miami Lakes, FL 33016	MCH SFR Property Owner 4 LLC 14355 Commerce Way Miami Lakes, FL 33016	108-12-0-190.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

William E. Campbell and wife, Marina P. Campbell

HEREINAFTER REFERRED TO AS THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

In Davidson County, Tennessee, Being Lot No. 26 on the Plan of Section 3, Trailwood, of record in Book 6900, Page 67, Register's Office for said County.

Said Lot No. 26 fronts 30.00 feet on the Southeasterly margin of Quail Run Court and extends back 142.13 feet on the Northerly line and 139.93 feet on the Southeasterly line to a dead line in the rear measuring 132.63 feet thereon.

Being the same property conveyed to William E. Campbell and wife, Marina P. Campbell by Warranty deed from Kenneth Zarider, unmarried of record in Instrument No. 20160831-0091221 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on August 31, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3328 Quail Run Court, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Dated this the 6th day of June, 2022.

William E. Campbell

Marina P. Campbell

STATE OF MAINE
COUNTY OF Cumberland

On this day of June, 2022, before me personally appeared William E Campbell and Marina P Campbell, 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's (or persons') free act and deed.

Witness my hand, at office, this 6th day of June, 2022.

Notary Signature
My commission expires: 1/22/25

BENJAMIN CHIPMAN
Notary Public, Maine
My Commission Expires January 22, 2025

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 06/06/2022 (date of document).

Kayla Short

Affiant Signature

06/06/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 6th day of June, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

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

STATE OF GEORGIA NOTARY PUBLIC