Karen Johnson Davidson County
Batch# 878915 DEEDWARR
06/27/2022 12:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,383.80
20220627-0073531

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 150-07-0-174.00

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
MCH SFR PROPERTY OWNER 4 LLC
14355 Commerce Way
Miami Lakes, FL 33016

SEND TAX BILLS TO:

New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ALON SAGGIE AND YAEL SAGGIE, CO-TRUSTEES OF THE SAGGIE FAMILY REVOCABLE TRUST DATED JUNE 28, 2018** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MCH SFR PROPERTY OWNER 4 LLC, A DELAWARE LIMITED LIABILITY COMPANY,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of The Country, Section Five of record in Plat Book 5200, Page (s) 271 and 272, 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 Alon Saggie, a married man, as his sole and separate property by Warranty deed from Joseph Bailey, married of record in Instrument No. 20171120-0118695 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on November 20, 2017.

Being the same property conveyed to Alon Saggie, Trustee of the Saggie Family Revocable Trust dated June 28, 2018 by Quit Claim deed from Alon Saggie of record in Instrument No. 20190207-0011766 Register's Office for Davidson County, Tennessee, dated January 28, 2019 and recorded on February 07, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3112 Country Meadow Road, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 2 day of June, 2022.

The Saggie Family Revocable Trust dated June 28, 2018

BY: _____
Alon Saggie, Co-Trustee

BY: _____
Yael Saggie, Co-Trustee

STATE OF ~~TENNESSEE~~ CALIFORNIA)
)
COUNTY OF ~~RUTHERFORD~~) SANTA CLARA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Alon Saggie and Yael Saggie, Co Trustees of The Saggie Family Revocable Trust dated June 28, 2018, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained be signing their names Alon Saggie and Yael Saggie as Co-Trustees of The Saggie Family Revocable Trust Dated June 28, 2018.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 2nd day of JUNE, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 01.23.2026

JUAN CAMADER CORRALES
Notary Public - California
Santa Clara County
Commission # 2388379
My Comm. Expires Jan 23, 2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $374,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 2nd day of June, 2022.

TAYLOR THOMAS
DeKalb County
My Commission Expires
May 18, 2026

_____
NOTARY PUBLIC

My Commission Expires: May 18, 2026

---------- [Space Below This Line For Recording Data] ----------

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA)

On 06/02/2022 before me, Juan Camader Corrales, Notary Public
(insert name and title of the officer)

personally appeared ALON SAGGIE AND YAEL SAGGIE,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JUAN CAMADER CORRALES
Notary Public - California
Santa Clara County
Commission # 2388379
My Comm. Expires Jan 23, 2026

Signature _____ **(Seal)**

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 06/02/2022 (date of document).

Kayla Short
Affiant Signature

06/02/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 2ND day of June, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

