Karen Johnson Davidson County
Batch# 880792 DEEDWARR
06/29/2022 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220629-0075428

WARRANTY DEED

TAYLOR THOMAS
DeKalb County
My Commission Expires
May 18, 2026

State of ~~Tennessee~~ ~~T.T.~~ Georgia
County of ~~Davidson~~ Dekalb
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: May 18, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

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	086-07-0-064.00
(NAME)	(NAME)	
14355 Commerce Way	14355 Commerce Way	
(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 ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Linda Wagner, a single woman,** hereinafter called 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:

MORE COMMONLY KNOWN AS: 108 Jacksons Retreat court, Hermitage, TN 37076
TAX PARCEL ID/APN (For informational purposes only): 086-07-0-064.00

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Phase I, Section One, Jackson's Retreat of record in Plat Book 5200, Page 286, 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. 48 fronts 32.9 feet on the northerly margin of Jackson's Retreat Court and runs back 134.85 feet on the Westerly line and 179.5 feet on the Easterly line to a broken line in the rear measuring a total of 185.0 feet thereon.

Being the same property conveyed to Linda Wagner by Warranty deed from Scott M, Bishop, unmarried of record in Instrument No. 20220222-0019589 Register's Office for Davidson County, Tennessee, dated February 16, 2022 and recorded on February 22, 2022.
(Value of consideration shown in aforementioned deed $250,000.00.)

unimproved ☐

This is improved ☑ property, known as 108 Jacksons Retreat Court, 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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness my/our hands this 28th day of June, 2022.

Linda Wagner

State of Tennessee
County of Davidson

On this 28th day of June, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Linda Wagner, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 28th day of June, 2022.

Notary Public T. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 22-MCH



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 06/28/2022 (date of document).

Kayla Short

Affiant Signature

06/28/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 28 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