Karen Johnson Davidson County
Batch# 884014 DEEDWARR
07/05/2022 10:43:30 AM 6 pgs
Fees: $33.00 Taxes: $1,402.30
20220705-0077197

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 3 LLC, a Delaware Limited Liability Company**
14355 Commerce Way
Miami Lakes, FL 33016

Name and address of new owner:
MCH SFR Property Owner 3 LLC, a Delaware Limited Liability Company
14355 Commerce Way
Miami Lakes, FL 33016

Map parcel number: 174-01-0A--071.00-CO

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,

**Aung Ja, joined by his wife Bawm Nan**

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

**MCH SFR Property Owner 3 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 25th day of May, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Aung Ja

Aung Ja

Bawm Nan

STATE OF Florida

COUNTY OF Duval

On this 25th day of May, 2022, before me personally appeared **AUNG JA AND BAWM NAN**, 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 (or person's) free act and deed. ID presented DRIVER LICENSE

Hasnain Siraj

Notary Public

Printed Name: Hasnain Siraj

Commission Expires:

06/10/2024

HASNAIN SIRAJ
Notary Public - State of Florida
Commission # HH8782
Expires on June 10, 2024

Notarized online using audio-video communication

Witness our hand this 31st day of May, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Aung Ja

Bawm Nan

Bawm Nan

STATE OF Texas

COUNTY OF Harris

On this 31st day of May, 2022, before me personally appeared **AUNG JA AND BAWN NAN**, 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 (or person's) free act and deed.

Notary Public

Zahra Daniels

Printed Name: Notary Public, State of Texas

Commission Expires:

08/03/2024

NOTARY PUBLIC STATE OF TEXAS

**Zahra Daniels**

ID NUMBER
132602432
COMMISSION EXPIRES
**August 3, 2024**

Notarized online using audio-video communication

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 1044 Shire Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 174-01-0A--071.00-CO

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of First Amendment Rivendell Woods Phase One - Section One of record in Plat at Instrument No. 20070329-0037618, 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 Aung Ja, a married man by Warranty deed from Andrew J. Maley, and Rachel A. Kitts, now known as Rachel Maley, married of record in Instrument No. 20190822-0084526 Register's Office for Davidson County, Tennessee, dated August 21, 2019 and recorded on August 22, 2019.

Being also known as 1044 Shire Drive Antioch, Tennessee 37013.

# AFFIDAVIT OF VALUE

STATE OF GEORGIA )

COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $ 379,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 31st day of May, 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:

1044 Shire Drive, Antioch, TN 37013

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 05/31/2022 (date of document).

Kayla Short

Affiant Signature

05/31/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 31st day of May, 2022,

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