Karen Johnson Davidson County
Batch# 890782 DEEDWARR
07/19/2022 10:08:30 AM 5 pgs
Fees: $28.00 Taxes: $1,065.60
20220719-0082571

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

Name and address of new owner:
MCH SFR PROPERTY OWNER 4 LLC, a Delaware Limited Liability Company
14355 Commerce Way
Miami Lakes, FL 33016

Map parcel number: 165-05-0A-074.00-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,

Steven A. Buchanan, a married man as his sole and separate property

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

MCH SFR PROPERTY OWNER 4 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 7th day of June, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Steven A. Buchanan

STATE OF TENNESSEE

COUNTY OF Wilson

On this 7th day of June, 2022, before me personally appeared **Steven A. Buchanan**, 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

Printed Name: Ann Stathos Donnell

Commission Expires:
09/02/24

ANN STATHOS DONNELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 241 Oceanfront Circle South, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 165-05-0A-074.00-CO

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Subdivision Plat Section I, Phase I South Shore a Planned Unit Development of record in Plat at Instrument No. 20020624-0075604, 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 Steven A. Buchanan, a single man by Warranty deed from Clayton Properties Group, Inc., a Tennessee corporation of record in Instrument No. 20180307-0021671 Register's Office for Davidson County, Tennessee, dated March 06, 2018 and recorded on March 07, 2018.

Being the same property conveyed to Steven A. Buchanan, a married man by Quitclaim Deed from Karen Michelle Buchanan, wife of Steven A Buchanan of record in Instrument No. 202207190082570 Register's Office for Davidson County, Tennessee, dated May 12, 2022 and recorded on _____.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~ of Wilson)

The actual consideration (or value, whichever is greater) for this transfer is $288,000.00.

AFFIANT

Subscribed and sworn to before me, this 7th day of June, 2022.

NOTARY PUBLIC
My Commission Expires: 09/02/26

ANN STATHOS DONNELL
DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC

Property address: 241 Oceanfront Circle South, 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 06-07-2022 (date of document).

Kayla Short

Affiant Signature

06-07-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 7TH day of JUNE, 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