Karen Johnson Davidson County
Batch# 891452 DEEDWARR
07/20/2022 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,348.65
20220720-0083038

WARRANTY DEED

TAYLOR THOMAS
DeKalb County
My Commission Expires
May 18, 2026

T.T.
STATE OF TENNESSEE, Georgia
COUNTY OF DAVIDSON/THE DeKalb
ACTUAL CONSIDERATION OR VALUE, WHICHEVER
GREATER FOR THIS TRANSFER IS IS $364,500.00

Haitong Xu
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 6/29/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES May 18, 2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3568

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
MCH SFR Property Owner 4 LLC, a Delaware limited liability company	NEW OWNER	150-14-0A-013.00-CO
14355 Commerce Way		
Miami Lakes, FL 33016		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Anthony E. Westbrook, unmarried

HEREINAFTER CALLED THE GRANTOR(S), 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 GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the City of Antioch, County of Davidson, State of Tennessee and being more particularly described as follows: to-wit:

Being Lot No. 13, on the Plan of the Final Plat of Calumet, Phase I, of record in Plat Book 6900, page 673, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Anthony E. Westbrook and wife, Tina M. Westbrook, by deed dated 07/18/1990, and recorded 07/24/1990, from James T. McLean, Sr., unmarried, of record in Book 8159, Page 98, and being the same property conveyed to Anthony Eugene Westbrook, by deed dated 11/30/1993, and recorded 12/13/1993, from Tina Marie Westbrook, of record in Book 9184, Page 312, and being the same property conveyed to Anthony Eugene Westbrook and Tina M. Westbrook, by deed dated 03/06/1994, and recorded 03/18/1994, from Anthony Eugene Westbrook, of record in Book 9282, Page 608, and being the same property conveyed to Anthony E. Westbrook, unmarried, by deed dated 02/16/2001, and recorded 03/15/2001, from Tina M. Westbrook, unmarried, of record in Instrument Number 20010315-0024783, and being the same property conveyed to Anthony E. Westbrook, by deed dated 03/31/2022, and recorded 04/19/2022, from Mary Margaret Westbrook, of record in Instrument Number 20220419-0044527, in the Register's Office for Davidson County, Tennessee.

Property Address: 4033 Calumet Drive Antioch, TN 37013

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4033 Calumet Drive Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on June 29, 2022.

Anthony E. Westbrook

Anthony E. Westbrook

STATE OF Texas

COUNTY OF Dallas

Document Name: Warranty Deed

Personally appeared by audio-video communication before me, an online Notary Public of said County and State, Anthony E. Westbrook**,** the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 29, 2022.

Talia J. Brown

Notary Public

My Commission Expires: 09/22/2024

Talia J Brown

ID NUMBER
13269078-3
COMMISSION EXPIRES
September 22, 2024

Notarized online using audio-video communication

File #: 2022-3568

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

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 06/29/2022 (date of document).

Kayla Short

Affiant Signature

06/29/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 29th day of June, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

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