Karen Johnson Davidson County
Batch# 891893 DEEDWARR
07/21/2022 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20220721-0083578

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $379,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07.18.2022. NOTARY PUBLIC MY COMMISSION EXPIRES 05/15/2023

STN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3758

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	**MCH SFR Property Owner 4 LLC**	163-02-0-060.00
14355 Commerce Way	14355 Commerce Way	
Miami Lakes, FL 33016	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,

Michael Elias, unmarried man, David Beshara, unmarried man and Peter Lewis, a married man

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:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Hickory Highland Place Section 2 Phase 1 of record in Plat at Instrument No. 199912230306510 and 199912230306511, 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 Teresa J. Brown by Warranty deed from Jerry Butler Builders, LLC of record in Instrument No. 2010302-0019771 Register's Office for Davidson County, Tennessee, dated February 22, 2003 and recorded on March 02, 2002. (Value of consideration shown in aforementioned deed $145,000.00.)

Being the same property conveyed to Michael Elias, unmarried man, David Beshara, unmarried man and Peter Lewis, a married man by Warranty deed from Teresa J. Brown of record in Instrument No. 20220527-0061574 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on May 27, 2022. (Value of consideration shown in aforementioned deed $364,000.00.)

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.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner's spouse or dependent child, if any.

This is property known as 4413 Winton Drive, Lot 137 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 July 18, 2022.

Michael Elias

David Beshara

Peter Lewis

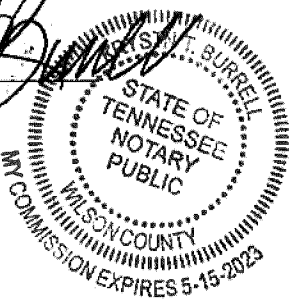
STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael Elias, David Beshara, and Peter Lewis, 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 July 18, 2022.

Notary Public



My Commission Expires: 05/15/2023

File #: 2022-3758

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 07/18/2022 (date of document).

Kayla Short

Affiant Signature

07/18/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 18th day of July, 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