Karen Johnson Davidson County
Batch# 892614 DEEDWARR
07/22/2022 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,396.68
20220722-0084290

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-18260-LV

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Walton

The actual consideration or value, whichever is greater, for this transfer is $377,482.00.

Affiant

GARRETT ONAN DRYSDALE
Walton County
My Commission Expires
August 29, 2025

Subscribed and sworn to before me, this the 22nd day of July, 2022.

Notary Public
My Commission Expires: 8-29-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MCH SFR Property Owner 1B LLC 14355 Commerce Way Miami Lakes, FL 33016	MCH SFR Property Owner 1B LLC 14355 Commerce Way Miami Lakes, FL 33016	086-10-0-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mark Ryalls, joined by spouse, Billie Ryalls**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MCH SFR Property Owner 1B 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. 44 on the Plan of Section Three, Lakeside Woods Estates of record in Plat Book 7900, Page 220, 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 Mark Ryalls, Unmarried by Warranty deed from Fred R. Rich, Jr. and wife, Melonie Rich of record in Instrument No. 20071003-0118075 Register's Office for Davidson County, Tennessee, dated September 28, 2007 and recorded on October 03, 2007. (Value of consideration shown in aforementioned deed $141,400.00.)

Billie Ryalls joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **216 Dockside Court, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of July, 2022.

GRANTOR:

Mark Ryalls

Billie Ryalls

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark Ryalls and Billie Ryalls, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of July, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202207220084290

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 07/22/2022 (date of document).

Kayla Short

Affiant Signature

07/22/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 22nd day of July, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

