Karen Johnson Davidson County
Batch# 895342 DEEDWARR
07/28/2022 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220728-0086176

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220541079**	STATE OF ~~TENNESSEE~~ Georgia) COUNTY OF ~~DAVIDSON~~ Fulton) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 10th day of June, 2022. Notary Public My Commission Expires: Sharon D Simpson NOTARY PUBLIC Fulton County, Georgia My Commission Expires 2/18/2025

WARRANTY DEED

Address New Owner: MCH SFR Property Owner 4 LLC 14355 Commerce Way Miami Lakes, FL 33016	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 163-02-0-087.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edell Yates and Erika C. Yates, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **MCH SFR Property Owner 4 LLC, a Delaware Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Hickory Highland Place, Section 2 Phase 2 of record in Plat at Instrument No. 20010608-0060706, 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 Edell Yates and wife, Erika C. Yates by Warranty deed from Huy Troung and Susan M. Troung, husband and wife of record in Instrument No. 20060502-0050213 Register's Office for Davidson County, Tennessee, dated April 26, 2006 and recorded on May 02, 2006.

The execution of this instrument is affected by the signature of Jay Alexander as Attorney-in-Fact for Edell Yates which Power of Attorney is recorded in Instrument Number 20220728-0086077, and also by the signature of Jay Alexander as Attorney-in-Fact for Erika C. Yates, which Power of Attorney is recorded in Instrument Number 20220728-0086076, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record as Instrument Number 20010608-0060706, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10421, Page 239, Book 11103, Page 990 and Book 11306, Page 572, amended in Book 11667, Page 310, Instrument No. 20000201-0010122 and Instrument No. 20020528-0064349, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any,

based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Deed of Conveyance of record in Book 10868, Page 886 and Book 10868, Page 923, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4509 Highland Ridge Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of June, 2022.

Edell Yates by Jay Alexander as Attorney-in-Fact

Erika C. Yates by Jay Alexander as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jay Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Edell Yates and Erika C. Yates and that she is authorized by Edell Yates and Erika C. Yates to execute this instrument on their behalf.

Witness my hand, at office, this 10th day of June, 2022.

Notary Public

My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

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 06-10-2022 (date of document).

Kayla Short

Affiant Signature

06-10-2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 10TH day of JUNE, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

