Karen Johnson Davidson County
Batch# 901348 DEEDWARR
08/10/2022 09:17:30 AM 6 pgs
Fees: $33.00 Taxes: $1,250.60
20220810-0090819

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: 034-14-0-056.00

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,

Michael Wayne Evans, as heir and as the Administrator of the Estate of Marion Graham, Probate Case No. 22P-522, Michael DeWayne Evans, as heir and William David Evans, as heir,

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 08 day of Aug, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael Wayne Evans, as heir and as the Administrator of the Estate of Marion Graham, Probate Case No. 22P-522

Michael DeWayne Evans, as heir

William David Evans, as heir

STATE OF TENNESSEE

COUNTY OF CHEATHAM

On this 08 day of Aug, 2022, before me personally appeared *see attached acknowledgment*, 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: Cheryl L Moore

Commission Expires:

10.6.2024

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)

COUNTY OF CHEATHAM)

The foregoing instrument, entitled Warranty Deed, was acknowledged before me this 08 day of Aug, 2022 by Michael Wayne Evans, as heir and as the Administrator of the Estate of Marion Graham, Probate Case No. 22P-522, Michael DeWayne Evans, as heir, William David Evans, as heir

Signature of Person Taking Acknowledgement

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

Title

NA

Serial Number, if any

(Seal)

10.16.2024

My commission expires

EXHIBIT A

Legal Description

STREET ADDRESS: 313 Aurora Avenue, Madison, TN 37115

COUNTY: Davidson

CLIENT CODE: 408018

TAX PARCEL ID/APN: 034-14-0-056.00

A tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 82 on the Plan of Stanley Heights, as of record in Book 3300, Page 74, Register's Office for said County.

Said Lot No. 82 fronts 54 feet on the Northerly side of Aurora Avenue and runs back 111.6 feet on the Easterly line and 117.8 feet on the Westerly line, to a dead line in the rear on which it measures 76.5 feet.

Being the same property conveyed to Jones Lumber Company, Incorporated by Warranty deed from Ralph N. Graham and wife, Marion Graham of record in Book 4163, page 288, Register's Office for Davidson County, Tennessee, dated August 12, 1967 and recorded on August 21, 1967.

Being the same property conveyed to Marion Graham by Quitclaim deed from Ralph N. Graham of record in Book 5946, page 43, Register's Office for Davidson County, Tennessee, dated February 04, 1982 and recorded on October 05, 1982.

And the said Marion Graham also known as Marion Lee Graham died on December 19, 2021 and Michael Wayne Evans, as heir and as the Administrator of the Estate of Marion Graham, Case No. 22P-522, Michael DeWayne Evans, as heir and William David Evans, as heir.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

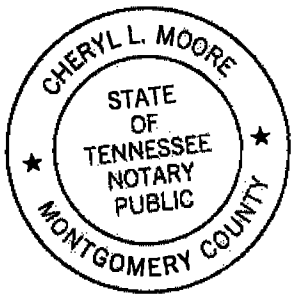
The actual consideration (or value, whichever is greater) for this transfer is $338,000.00.

AFFIANT

Subscribed and sworn to before me, this 08 day of Aug, 2022.

NOTARY PUBLIC

My Commission Expires:
10.16.2024



Property address: 313 Aurora Avenue, Madison, TN 37115

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 8/9/22 (date of document).

Kayla Short
Affiant Signature

8/9/22
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 9TH day of AUGUST, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

