Karen Johnson Davidson County
Batch# 909615 DEEDWARR
08/30/2022 09:15:30 AM 5 pgs
Fees: $28.00 Taxes: $1,498.50
20220830-0097635

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 1B LLC, a Delaware Limited Liability Company
14355 Commerce Way
Miami Lakes, FL 33016

Name and address of new owner:
MCH SFR Property Owner 1B LLC, a Delaware Limited Liability Company
14355 Commerce Way
Miami Lakes, FL 33016

Map parcel number: 063-16-0B-209.00-CO

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,

Jasmine M Austin and William C Austin, wife and husband

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

MCH SFR Property Owner 1B 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 24 day of August, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jasmine M Austin

William C Austin

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24 day of August, 20 22, before me personally appeared Jasmine M + William C Austin, 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:

Commission Expires:

3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1416 Aaronwood Drive, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 063-16-0B-209.00-CO

Land in Davidson County, Tennessee, being Lot No. 291 on the Plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, Page(s) 550 through 552, inclusive, Certificate of Correction of record in Book 7462, Page 445, and by an amendment to Change Name of record in Book 8181, Page 112 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 Jasmine M. Austin and William C. Austin, wife and husband by Warranty Deed from Jenevieve Cordona, married of record in Instrument No. 20190128-0008245 Register's Office for Davidson County, Tennessee, dated January 25, 2019 and recorded on January 28, 2019. (Value of consideration shown in aforementioned deed $279,900.00.)

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $405,000.00.

AFFIANT

Subscribed and sworn to before me, this 24 day of August, 2022.

NOTARY PUBLIC
My Commission Expires:
5/29

Property address: 1416 Aaronwood Drive, Old Hickory, TN 37138

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

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 08/24/2022 (date of document).

Kayla Short

Affiant Signature

08/24/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 24th day of August, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

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