Karen Johnson Davidson County
Batch# 916848 DEEDWARR
09/15/2022 08:19:30 AM 5 pgs
Fees: $28.00 Taxes: $1,346.80
20220915-0102683

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: 164-16-0B-023.00-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,

Scott K. Messer and Sarah K. Walker, husband and wife

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 12 day of September, 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.

Scott K. Messer

Sarah K Walker

STATE OF TENNESSEE

COUNTY OF Davis

On this 12 day of September, 20 22, before me personally appeared Scott K Messer Sarah K Walker, 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: Derek Truelove

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

STREET ADDRESS: 2216 Carefree Lane, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: 483471

TAX PARCEL ID/APN: 164-16-0B-023.00-CO

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Final Plat of Cedarbrook Subdivision of record in Plat at Instrument No. 20181105-0109350 and revised in the surveyors Certificate of Correction recorded in Plat Instrument Number 20190801-0076150 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 Scott K. Messer and Sarah K. Walker by Warranty Deed from D. R. Horton Inc, a Delaware Corporation of record in Instrument No. 20200305-0024636 Register's Office for Davidson County, Tennessee, dated March 04, 2020 and recorded on March 05, 2020.

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF Davidson)

The actual consideration (or value, whichever is greater) for this transfer is $364,000.00.

AFFIANT

Subscribed and sworn to before me, this 12 day of September, 2022.

NOTARY PUBLIC
My Commission Expires:
3/4/24

Property address: 2216 Carefree Lane, Antioch, TN 37013

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 September 12, 2022 (date of document).

Kayla Short
Affiant Signature

9/14/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 14th day of September, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

