Karen Johnson Davidson County
Batch# 918891 DEEDWARR
09/20/2022 09:11:30 AM 5 pgs
Fees: $28.00 Taxes: $1,187.70
20220920-0104420

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: 062020A04300CO

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,

Gerald Jackson and Carol J. Jackson , 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 16 day of September, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gerald Jackson

Gerald Jackson

Carol J. Jackson

Carol J. Jackson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16 day of September, 2022, before me personally appeared Gerald Jackson and Carol J. Jackson, 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: Keith D McDuffie

Commission Expires:

9/23/2024

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2636 Paddle Wheel Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): **062020A04300CO**

Land in Davidson County, Tennessee, being Lot No. 10-A on the Plan of the Resubdivision of Lots 69A, 69B, 70A, 70B, 72A, 72B, 76B, 77A, 77B, 78A, 78B, 79A, 79B, 80A, & 80B, River Trace Estates, Phase I, Section I, of Record in Plat Book 6900, Pages 324 and 325, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerald Jackson and Carol J. Jackson, husband and wife by Warranty Deed from Sandi Greer, unmarried of record in Instrument No. 20101110-0090347 Register's Office for Davidson County, Tennessee, dated October 29, 2010 and recorded on November 10, 2010.

Previous instrument reference: dated August 31, 2007, recorded September 5, 2007, of record in Instrument No. 20070905¬0106594, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF Davidson County)

The actual consideration (or value, whichever is greater) for this transfer is $321,000.00.

Gerald Jackson Carol J Jackson

AFFIANT

Subscribed and sworn to before me, this 16 day of September, 2022.

NOTARY PUBLIC

My Commission Expires:
9/23/2024

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Property address: 2636 Paddle Wheel Drive, Nashville, TN 37214

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 09/16/2022 (date of document).

Kayla Short

Affiant Signature

09/16/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 16 day of September, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

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