Karen Johnson Davidson County
Batch# 920181 DEEDWARR
09/22/2022 10:39:30 AM 5 pgs
Fees: $28.00 Taxes: $1,443.00
20220922-0105358

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: 075-12-0B-081.00-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,

Jerry C. Carrow and Joan A. Carrow , 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.

Jerry C. Carrow

Joan A. Carrow

STATE OF TENNESSEE

COUNTY OF Dawson

On this 16 day of September, 2022, before me personally appeared Jerry C + Joan A Carrow, 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

MORE COMMONLY KNOWN AS: 604 Casey Place, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 075-12-0B-081.00-CO

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Brookside Woods, Phase Two, Section Four of record in Plat at Instrument No. 20000811-0079778, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry C. Carrow, and wife Joan A. Carrow by Warranty Deed from The Doris Umland Revocable Living Trust through Doris Umland Trustee of record in Instrument No. 20130628-0066571 Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on June 28, 2013.

Doris Umland died on or about May 21, 2013 and devised her entire interest in the subject property in accordance with her Last Will and Testament duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division under Docket No. 13P928.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $390,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires:
5424

Property address: 604 Casey Place, Hermitage, TN 37076

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 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: 10/26/24

Notary's Seal (if on paper)

