Karen Johnson Davidson County
Batch# 926048 DEEDWARR
10/05/2022 11:35:30 AM 5 pgs
Fees: $28.00 Taxes: $1,011.95
20221005-0109895

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: 165-13-0A-124.00-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,

Jose A. Molina and Doris Hernandez, 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 28 day of Sept, 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.

Jose A Molina
Jose A. Molina

Doris Hernandez
Doris Hernandez

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28 day of Sept, 20 22, before me personally appeared Jose A Molina + Doris Hernandez 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: Ann Stathos Donnell

Commission Expires: 09/08/24

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

STREET ADDRESS: 3916 Pepperwood Drive, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: 487317

TAX PARCEL ID/APN: 165-13-0A-124.00-CO

Land in Davidson County, Tennessee, being Lot No. 464 on the Plan of Peppertree Forest, Section Ten, of record in Plat Book 7900, Page 938, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jose A. Molina and Doris Hernandez by Warranty Deed from Kennith B. Waldrop and wife, Janiece T. Waldrop of record in Instrument No. 20050511-0052992 Register's Office for Davidson County, Tennessee, dated May 03, 2005 and recorded on May 11, 2005.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

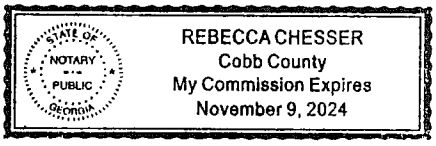
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $273,500.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 30th day of September, 2022.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:
3916 Pepperwood Drive, Antioch, TN 37013

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 28, 2022 (date of document).

Kayla Short
Affiant Signature

9/30/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 30th day of September, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024