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

Karen Johnson Davidson County
Batch# 927261 DEEDWARR
10/10/2022 03:26:30 PM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20221010-0111072

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: 164-10-0A-326.00-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,

Michael L. Carrethers and and Sharonda Y. Carrethers, a married couple,

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 6 day of Oct, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael L. Carrethers

Sharonda Y. Carrethers

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6 day of Oct, 2022, before me personally appeared Michael L Carrethers & Sharonda Y Carrethers, 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:

09/03/24

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration (or value, whichever is greater) for this transfer is $400,000.00.

Sharon Y Carruthers

AFFIANT

Subscribed and sworn to before me, this 10th day of Oct, 2022.

NOTARY PUBLIC

My Commission Expires:

09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property address: 2136 Pine Glen Court, Antioch, TN 37013

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2136 Pine Glen Court, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 164-10-0A-326.00-CO

BEING all of Lot No. 276, VILLAGE SIX, SUMMERFIELD SUBDIVISION, according to survey and plat of same appearing of record in Instrument No. 20060928-0120376, of 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 Michael L. Carrethers and Sharonda Y. Carrethers, a married couple, by Quitclaim Deed from Michael L. Carrethers of record in Instrument No. 20160919-0098374 Register's Office for Davidson County, Tennessee, dated September 19, 2016 and recorded on September 19, 2016.

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 10/06/2022 (date of document).

Kayla Short

Affiant Signature

10/06/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 6th day of October, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

