Karen Johnson Davidson County
Batch# 929340 DEEDWARR
10/13/2022 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,494.80
20221013-0112371

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

WARRANTY DEED

STATE OF GA
COUNTY OF Walton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,000.00.

J. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-29-25
(AFFIX SEAL)

STATE OF GEORGIA NOTARY PUBLIC
GARRETT ONAN DRYSDALE
Walton County
My Commission Expires
August 29, 2025

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0663

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MCH SFR Property Owner 1B LLC, a Delaware Limited Liability Company	New Owner	Map: 053-14-0B-020.00-CO
(NAME) 14355 Commerce Way	(NAME) 14355 Commerce Way	
(ADDRESS) Miami Lakes, FL 33016	(ADDRESS) Miami Lakes, FL 33016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FOUR THOUSAND AND NO/100 DOLLARS ($404,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARCUS MCFADDEN AND BRITTANY MCFADDEN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MCH SFR PROPERTY OWNER 1B LLC, A DELAWARE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 65 on the First Revision Final Plat of The Woods of Neeley's Bend, Phase 3 of record in Instrument No. 20080606-0058247, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marcus McFadden and Brittany McFadden, husband and wife, by Quitclaim Deed from Marcus McFadden, who took title as an unmarried man, and Brittany Biggers, now

known as Brittany McFadden, who took title as an unmarried woman, tenants in common with right of survivorship, now married to each other, of record in Instrument No. 20210601-0073162, dated May 18, 2021, Register's Office for said County. See also deed of record in Instrument No. 20151222-0128731, said Register's Office.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument No. 20080606-0058247, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 121 Kiowa Trail, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 11th day of October, 2022.

Marcus McFadden

Brittany McFadden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAMIE C POLK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcus McFadden with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 11th day of October, 2022.

My Commission Expires: 1/3/23

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brittany McFadden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 11th day of October, 2022.

My Commission Expires: 1/3/23

Notary Public

JAMIE C POLK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

EXHIBIT A

Legal Description

STREET ADDRESS: 121 Kiowa Trail, Madison, TN 37115

COUNTY: Davidson

CLIENT CODE: 489179

TAX PARCEL ID/APN: 053-14-0B-020.00-CO

Land in Davidson County, Tennessee, being Lot No. 65 on the First Revision Final Plat of The Woods of Neeley's Bend, Phase 3 of record in Plat at Instrument No. 20080606-0058247, 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 Marcus McFadden and Brittany McFadden, husband and wife by Quitclaim deed from Marcus McFadden, who took title as an unmarried man, and Brittany Biggers, now known as Brittany McFadden, who took Title as an unmarried woman, tenants in common with right of survivorship, now married to each other of record in Instrument No. 20210601-0073162 Register's Office for Davidson County, Tennessee, dated May 18, 2021 and recorded on June 01, 2021.

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 October 11, 2022 (date of document).

Kayla Short
Affiant Signature

10/12/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 12th day of October, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

