Karen Johnson Davidson County
Batch# 938522 DEEDWARR
11/07/2022 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $814.00
20221107-0119538

TN Deed-Warranty (Individual)

THIS INSTRUMENT PREPARED BY:
Endpoint Digital Closings, Inc.
4237 N. Craftsman Ct #200
Scottsdale, AZ 85251

SEND TAX BILLS TO / New Owner Address:
MITCHELL SFR LLC, A Delaware Limited Liability Company
2319 Colfax Ave Suite 200
Denver, CO 80206

MAP PARCEL NUMBERS
136-16-0-013.00

THIS INDENTURE, made and entered into this 31 day of Oct, 2022, by and between David Johanson, an unmarried person, party of the first part, and MITCHELL SFR LLC, A Delaware Limited Liability Company party of the second part,

WITNESSETH: That for and in consideration of Two Hundred Twenty Thousand ($220,000.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of Davidson, State of Tennessee:

Being Lot Number 75B on the plan of Chelsea of Priest Lake, Section 1-A, ZLD of Lots 74-77 of record in Book 6250, Page 36, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description. Lot 75B fronts 54.50 feet on the Northerly margin of Folkstone Drive and extends back 143.85 feet on the Easterly line and 143.68 feet on the Westerly line, which is a broken line, to a dead line in the rear measuring 28.73 feet thereon.

Being all of that certain property conveyed to David Johanson, unmarried from Angel Johanson, unmarried, by Quitclaim Deed dated August 04, 2022 and recorded August 04, 2022 as Instrument No. 20220804-0088965 of official records.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

David Johanson

STATE OF ~~TENNESSEE~~ Florida, COUNTY OF Orange

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared David Johanson to me known to be the person ✓ described in and who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31 day of Oct, 2022.

My commission expires 8/29/25

Notary Public

M. DEWAYNE SMITH
Notary Public - State of Florida
Commission # HH 161434
My Comm. Expires Aug 29, 2025
Bonded through National Notary Assn.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MITCHELL SFR LLC, A Delaware Limited Liability Company

By: _____ Date:_____
Chad Nowakowski, Authorized Signor

STATE OF TENNESSEE, COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Chad Nowakowski, Authorized Signor to me known to be the person ____ described in and who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this _____ day of _____, 20_____.

My commission expires _____

_____
Notary Public

PROPERTY ADDRESS:
3708 Folkstone Drive
Antioch, TN 37013

STATE OF TENNESSEE, COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared David Johanson to me known to be the person ____ described in and who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this _____ day of _____, 20_____.

My commission expires _____

_____
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 220,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MITCHELL SFR LLC, A Delaware Limited Liability Company

By: Chad Nowakowski Authorized Signor Date: 10/31/2022

Chad Nowakowski, Authorized Signor

STATE OF Florida , COUNTY OF Pasco

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Chad Nowakowski, Authorized Signor to me known to be the person ____ described in and who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained.
identified by Virginia driver license, on behalf of Mitchell SFR LLC.

WITNESS my hand and Notarial Seal at office this 31st day of October, 20 22.

My commission expires 09/30/2024

Jack W Koch
_____
Notary Public
Notarized online using audio-video communication

JACK W KOCH
Notary Public - State of Florida
Commission # HH48638
Expires on September 30, 2024

PROPERTY ADDRESS:
3708 Folkstone Drive
Antioch, TN 37013

Tennessee Certification of Electronic Document

I, Deirdre V. Craig, 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 31, 2022 (date of document).

Affiant Signature

10/31/2022
Date

State of Texas

County of Collin

Sworn to and subscribed before me this 31 day of October, 2022.

CARSON COX
Notary ID #133398722
My Commission Expires
October 18, 2025

Notary's Signature

MY COMMISSION EXPIRES: October 18, 2025

NOTARY'S SEAL