Karen Johnson Davidson County
Batch# 938602 DEEDWARR
11/07/2022 12:58:30 PM 5 pgs
Fees: $28.00 Taxes: $902.80
20221107-0119630

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: 150-10-0-207.00

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,

Yasemine N. Lomax , an unmarried woman

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 2nd day of November, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Yasemine N. Lomax

Yasemine N. Lomax

STATE OF Florida

COUNTY OF Pasco

On this 2nd day of November, 2022, before me personally appeared Yasemine N. Lomax identified by Tennessee driver license, 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: Jack W Koch

Commission Expires: 09/30/2024

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

Notarized online using audio-video communication

EXHIBIT A

Legal Description

STREET ADDRESS: 3637 Lake Towne Drive, Antioch, TN 37013

COUNTY: Davidson

CLIENT CODE: 492764

TAX PARCEL ID/APN: 150-10-0-207.00

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Jamestown Estates, Section 3 of record in Plat Book 6900, Page 866, 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 Yasemine N. Lomax, unmarried, by Warranty Deed from Ki Sik Park, married, of record in Instrument No. 20111102-0085176, Register's Office for Davidson County, Tennessee, dated October 31, 2011 and recorded on November 02, 2011. (Value of consideration shown in aforementioned deed $105,000.00.)

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Real Property Records of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

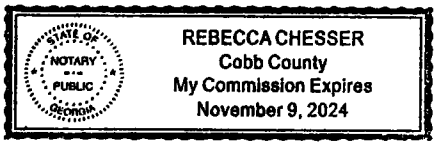
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 244,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 7th day of November, 20 22.

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



Property address:
3637 Lake Towne 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 November 2, 2022 (date of document).

Kayla Short
Affiant Signature

11/7/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 7th day of November, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

