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:
Jehonel Porte-Blanco and Tatiana Porte-Cortes
740 Dover Glen Drive
Antioch, TN 37013

Name and address of new owner:
Jehonel Porte-Blanco and Tatiana Porte-Cortes
740 Dover Glen Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1137479 DEEDWARR
05/21/2024 08:56:30 AM 5 pgs
Fees: $28.00 Taxes: $1,350.50
20240521-0037637

Map parcel number: 149-07-0A-104.00-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,

MCH SFR Property Owner 3 LLC, a Delaware Limited Liability Company,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Jehonel Porte-Blanco and Tatiana Porte-Cortes, as husband and wife

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 3 day of May, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MCH SFR Property Owner 3 LLC, a Delaware Limited Liability Company

By: Marcos Egipciaco
As its: Authorized Signatory

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Personally appeared before me, Priscilla Ruiz, a Notary Public in and for said County and State, Florida, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3 day of May, 20 24

Notary Public

Printed Name: Priscilla Ruiz

My Commission Expires: 5/7/25

PRISCILLA RUIZ
Notary Public - State of Florida
Commission # HH 087431
My Comm. Expires May 7, 2025
Bonded through National Notary Assn.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 740 Dover Glen Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 149-07-0A-104.00-CO

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section 1, Chelsea Village of record in Plat Book 7900, Page 119, 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 MCH SFR Property Owner 3, LLC, a Delaware Limited Liability Company by Warranty Deed from Bruce Eden and wife, Marta Eden dated April 27th 2022 and recorded May 9th 2022 in Instrument No. 20220509-0052859 in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Bruce Eden and Wife, Marta Eden by Warranty deed from Masoud Farazmand Co-Trustee with full power to transfer convey and sell without the joinder of any beneficiary of record in Instrument No. 20000803-0077283 Register's Office for Davidson County, Tennessee, dated July 27, 2000 and recorded on July 26, 2000.

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF ~~Davidson county~~ MIAMI-DADE

The actual consideration (or value, whichever is greater) for this transfer is $365,000.00.

AFFIANT

Subscribed and sworn to before me, this 3 day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 5/7/25

PRISCILLA RUIZ
Notary Public - State of Florida
Commission # HH 087431
My Comm. Expires May 7, 2025
Bonded through National Notary Assn.

Property address: 740 Dover Glen Drive, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/3/24 (date of document).

Affiant Signature

5/10/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

