FOR RECORDING PURPOSES

File No.

Karen Johnson Davidson County
Batch# 343965 DEEDQC
01/15/2020 01:46:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200115-0005532

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

THE ACTUAL CONSIDERATION FOR THIS TRANSACTION IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 1/15/2020

NOTARY PUBLIC

COMMISSION EXPIRES: 7/29/22

LISA JENSEN
Notary Public - California
Los Angeles County
Commission # 2251618
My Comm. Expires Jul 29, 2022

# Quitclaim Deed

THIS INSTRUMENT PREPARED BY:

Sara Vogt-Lowell, Attorney-at-Law

30601 Agoura Road, Suite 200, Agoura Hills CA 91301

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| **AH4R-TN3, LLC** | **AH4R-TN3, LLC** | **SEE EXHIBIT "A" FOR APN'S** |
| **Attn: Legal Dept.** | **Attn: Tax Dept.** | |
| **30601 Agoura Road, Suite 200** | **30601 Agoura Road, Suite 200** | |
| **Agoura Hills CA 91301** | **Agoura Hills CA 91301** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**AMERICAN HOMES 4 RENT PROPERTIES THREE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

HEREINAFTER CALLED THE GRANTOR(S), HAVE QUITCLAIMED, REMISED, RELEASED AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

**AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

**"SEE EXHIBIT "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF"**

**SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.**

**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, **this 15th day of January, 2020.**

**AMERICAN HOMES 4 RENT PROPERTIES THREE, LLC,**
**a Delaware limited liability company**

By: _____
Helen Cho, Assistant Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Los Angeles )

On 1/15/2020, before me, Lisa Jensen, Notary Public, personally appeared Helen Cho, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

LISA JENSEN
Notary Public - California
Los Angeles County
Commission # 2251618
My Comm. Expires Jul 29, 2022

**True Copy Certification**

I, Helen Cho, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of _California_____

County of _Los Angeles_____

Personally appeared before me, ___ Lisa Jensen _____,a notary public for this county and state, _____ Helen Cho _____[name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/29/22

Notary' Seal (if on paper)

LISA JENSEN
Notary Public - California
Los Angeles County
Commission # 2251618
My Comm. Expires Jul 29, 2022

**EXHIBIT "A"**

**PROPERTY LIST**

| COUNT | PROP NO. | ADDRESS | CITY | STATE | ZIP | APN |
|---|---|---|---|---|---|---|
| 1. | TN11116 | 8028 Mandan Drive | Brentwood | TN | 37027 | 181.03.0A.303.00 CO |
| 2. | TN12262 | 5292 Catspaw Drive | Cane Ridge | TN | 37013 | 183.05.0A.413.00 CO |
| 3. | TN12276 | 5296 Catspaw Drive | Cane Ridge | TN | 37013 | 183.05.0A.412.00 CO |
| 4. | TN12377 | 6713 Autumn Oaks Drive | Brentwood | TN | 37027 | 181.10.0A.004.00 CO |
| 5. | TN12410 | 208 Mill Springs Place | Old Hickory | TN | 37138 | 064.15.0A.042.00 CO |
| 6. | TN12437 | 4237 Shagbark Trail | Antioch | TN | 37013 | 164.10.0A.389.00 CO |
| 7. | TN12463 | 8029 Maggie Court | Antioch | TN | 37013 | 182.06.0A.154.00 CO |
| 8. | TN12472 | 928 Wonderland Pass | Hermitage | TN | 37076 | 086.04.0B.106.00 CO |
| 9. | TN12502 | 1201 Misty Glen Court | Old Hickory | TN | 37138 | 064.08.0A.031.00 CO |
| 10. | TN12511 | 3404 Bent Wood Cove | Antioch | TN | 37013 | 164.10.0A.286.00 CO |

**EXHIBIT "B"**
**LEGAL DESCRIPTION**

## EXHIBIT B-1

Being Lot Number 116, Phase Two, Addition to Indian Creek, as shown by Plat of record in Instrument Number 20070720-0086788, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to American Homes 4 Rent Properties Three, LLC, by Warranty Deed from Lake Forest Homes, Inc., dated March 1, 2013 of record in Instrument Number 20130307-0022932, Register's Office for Davidson County, Tennessee.

Map-Parcel No.: 181.03.0A.303.00 CO

Order No.: TN11116

## EXHIBIT B-2

Land in Davidson County, Tennessee being Lot No. 542, on the Plan of Phase 5, Section 11, October Woods, a Residential PU.D., of record as Instrument No. 20041119-0138999, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to American Homes 4 Rent Properties Three, LLC, a Delaware limited liability company, by Warranty Deed from TR&D Homes, Inc., a Tennessee corporation, of record as Instrument No. 20130712-0072354 in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.: 183.05.0A.413.00 CO

Order No.: TN12262

## EXHIBIT B-3

Land in Davidson County, Tennessee being Lot No. 543, on the Plan of Phase 5, Section 11, October Woods, a Residential PU.D., of record as Instrument No. 20041119-0138999, in the Register s Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to American Homes 4 Rent Properties Three, LLC, a Delaware limited liability com pay, by warranty Deed from TR&D Homes, Inc., a Tennessee corporation, recorded as Instrument No. 20130712-0072355 in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.: 183.05.0A.412.00 CO

Order No.: TN12276

## EXHIBIT B-4

Land in Davidson County, Tennessee, being Lot 4, Section One, Autumn Oaks, as shown on Plat of record in Plat Book 9700, Page 913, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to American Homes 4 Rent Properties Three, LLC, a Delaware limited liability company, by Warranty Deed from Waleed Seder, unmarried, recorded as Instrument No. 20130315-0026072 in the Register's Office of Davidson County, Tennessee.

Map-Parcel No.: 181.10.0A.004.00 CO

Order No.: TN12377

## EXHIBIT B-5

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section Two, Plantation Walk, as shown by plat of record in Plat Book 7900, Page 858 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to American Homes 4 Rent Properties Three, LLC by Deed from Jessica L. Davis, single person dated March 18, 2013 and filed for record on April 3, 2013 in Instrument 20130403-0032984, Register's Office for Davidson County, Tennessee.

Map-Parcel No.: 064.15.0A.042.00 CO

Order No.: TN12410

## EXHIBIT B-6

Being Lot Number 434, Final Plat, Village Nine, SUMMERFIELD SUBDIVISION, as shown by plat of record in Instrument Number 20060718-0086560, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to American Homes 4 Rent Properties Three, LLC by Warranty Deed from Samir Y, Habib dated March 28, 2013 and found of record in Instrument Number 20130402-0032406, Register's Office Davidson County, Tennessee.

Map-Parcel No.: 164.10.0A.389.00 CO

Order No.: TN12437

## EXHIBIT B-7

Land in Davidson County, Tennessee, being Lot No. 151, on the Plan of Old Hickory Hills, Phase Two, Section Two, of record in Instrument No. 20040122-0008453, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to American Homes 4 Rent Properties Three, LLC, by Warranty Deed from James I. Sally, III, recorded on the May 1, 2013, of record in Instrument No. 20130501-0043720, Register's Office for Davidson County, Tennessee.

Map-Parcel No.: 182.06.0A.154.00 CO

Order No.: TN12463

## EXHIBIT B-8

The land referred to in this policy is located in the County of Davidson, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Section Four, Sunset Oaks of record in Plat Book 9700, Page 569, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to American Homes 4 Rent Properties Three, LLC in Warranty Deed filed as instrument number 20130419-0039049, in the Register's Office of Davidson County, Tennessee.

Map-Parcel No.: 086.04.0B.106.00 CO

Order No.: TN12472

## EXHIBIT B-9

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Section One, Merritt Downs of record in Instrument No: 20010523-0053201, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to American Homes 4 Rent Properties Three, LLC, by Warranty Deed from William Putman and Julie Putman, husband and wife, recorded on the April 25, 2013 in Instrument No. 20130425-0041130, in the Register's Office of Davidson County, Tennessee.

Map-Parcel No.: 064.08.0A.031.00 CO

Order No.: TN12502

## EXHIBIT B-10

Land in Davidson County, Tennessee, being Lot 387, as shown on the map entitled the Plan of Summerfield, Village Seven, of record in Instrument No. 20041130-0142175, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to American Homes 4 Rent Properties Three, LLC, by deed from BARBARA 1. WITTE AND JAMES M. WITTE, WIFE AND HUSBAND, of record in Instrument No. 20130528-0053659, dated May 24, 2013, said Register's Office.

Map-Parcel No.: 164.10.0A.286.00 CO

Order No.: TN12511