Karen Johnson Davidson County
Batch# 344009 DEEDQC
01/15/2020 03:14:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200115-0005590

CONSIDERATION CERTIFICATE

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 15th day of January, 2020.

Notary Public

My Commission Expires: 12 / 4 / 23

This instrument prepared by and upon recording return to:

T. Chad White
TUNE, ENTREKIN & WHITE, P.C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
AMH TN Development, LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301	[SAME]	04204006600 and 04203006100

This **Quit Claim Deed**, made the 15 day of January, 2020 between, **Heather Elizabeth Coarsey Robertson** (the "***Grantor***") and **AMH TN Development, LLC, a Delaware limited liability company** (the "***Grantee***"). Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors of assigns of corporations, trust and trustees.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars ($10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has bargained and by these presents does hereby transfer, quitclaim, and convey unto to the Grantee forever, the following described land, situate, lying and being in Davidson County, Tennessee, to wit:

*****See Exhibit "A" attached hereto*****

Subject, however, to all taxes and assessments for the year 2020 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations, if any.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURES APPEAR ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the date set forth below.

GRANTOR:

By: Heather Elizabeth Coarsey Robertson
Heather Elizabeth Coarsey Robertson

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Heather Elizabeth Coarsey Robertson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained

Witness the 15th day of January, 2020.

Ashley Osgood
Notary Public

My Commission Expires: 12 / 4 / 23

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Exhibit "A"
The Real Property

Tax Parcel ID: 042-03-0-061.00 & 042-04-00-66.00
11th Civil District of Davidson County Tennessee

Being two parcels of land lying in the 11th civil district of Davidson County, Tennessee and further having metro parcel identification numbers as 04203006100 & 04204006600. Said parcels can be generally described as lying North of and adjacent to E. Campbell Rd, West of and adjacent to Highland Circle, South of Hamblen Drive, & East of and adjacent to Ronnie Rd and can be more specifically described as follows:

Beginning at a 1" pipe in the north right of way of East Campbell Road, said pipe being the southeast corner of the Manuel DeJesus Vasquez and Lilian C. Fares property as recorded in Deed Book (DB) 3789, Page (Pg.). 236 Register's Office of Davidson County Tennessee (RODCT), said pipe also being located North 62° 50' 28" West 84.39 feet from the intersection of E. Campbell Road and Ronnie Road, said pin also being at Tennessee State Plane Coordinates N=707859.76, E=1,754,518.08;

Thence, leaving said right of way and with said Vasquez and Fares property, North 02°36'27" East 461.37 feet to a new iron pin capped "DBS and Assoc." in the south right of way of Ronnie Road;

Thence, leaving said Vasquez and Fares property and with the right of way of Ronnie Road the following three (3) calls: South 84°40'30" East passing through a concrete monument at 19.04 feet for a total of 69.04 feet to a new iron pin capped "DBS and Assoc.";

Thence, North 05°10'05" East 169.25 feet to a concrete monument;

Thence, North 01°52'36" West 140.85 feet to a fence post, said fence post being the south boundary line of the Herlon D. Milliken ETUX property as recorded in DB. 3283, Pg. 460 RODCT;

Thence, leaving said east right of way of Ronnie Road and with the south boundary line of the following properties: said Herlon D. Milliken ETUX, the Steven D. and Janet McWhirter property as recorded in DB. 4034, Pg. 57, the Diane L. Abbott property as recorded in DB.3431, pg. 369 RODCT, the Charles L. Floyd ETUX property as recorded in DB.3161, Pg. 299 RODCT, the Jae S. and Shun Yun property as recorded in DB.4364, Pg. 470 RODCT, the Ondrej Svarc property as recorded in DB.4852, Pg. 996, and the Wendell and Glenda Haston property as recorded in DB.3979, Pg. 589 RODCT and the Blake and Amber Taylor property as recorded in DB.4587, Pg. 752 RODCT, North 71°45'18" East 20.61 feet to a fence post;

Thence, South 78°34'37" East 1,285.28 feet to an existing iron pin in the west right of way of Highland Circle, said pin being the southeast corner of the Blake and Amber Taylor property,

said pin also being located at Tennessee State Plane Coordinates N=708,375.50', E=1,755,897.84';

Thence, leaving said Taylor property and with the west right of way of Highland Circle the following seven (7) calls; along a curve to the left, having a radius of 664.91 feet, a delta of 06°36'38", and arc length of 76.71 feet and a chord of South 00°42'36" East 76.67 feet to a new iron pin capped "DBS and Assoc."

Thence, South 02° 07'57" East 134.91 feet to a new iron pin capped "DBS and Assoc.",

Thence, on a curve to the right, having a radius of 860.18 feet, a delta of 10°20'47", and arc length of 155.33 feet and a chord of South 05°17'03" West 155.12 feet to an existing iron pin;

Thence, South 10°10'25" West (passing an existing iron pin at 100.00 feet) a total distance of 137.33 feet to an existing iron pin. Said iron pin at 100 feet being the northeast corner of the John D. Coarsey and Heather C. Coarsey property as recorded in document QC-20040618 0072357 and Plat (PL)5190, Pg. 158 recorded at RODCT;

Thence, continuing with said Coarsey and Robertson property along a curve to the left, having a radius of 239.73 feet, a delta of 31°28'31", an arc length of 131.69 feet and a chord of South 05°33'50" East 130.05 feet to an existing iron pin;

Thence, South 21°18'05" East 11.29 feet to an iron pin new capped "DBS and Assoc.";

Thence, along a curve to the right, having a radius of 25.00 feet, a delta of 117°50'55", and arc length of 51.42 feet and a chord of South 37°34'53" West 42.82 feet to a new iron pin in the north right of way of East Campbell Road;

Thence, leaving said west right of way of Highland Circle and with the north right of way of East Campbell Road the following three calls: North 83°31'55" West 367.11 feet to a point;

Thence, North 83°45'06" West 857.49 feet to a fence post;

Thence, North 78°28'38" West 123.10 feet to the point of beginning, containing 978,747 Sq. Ft. or 22.47 acres more or less. Subject to any restrictions, conveyances, easements, covenants and right of ways both of and not of record. Description is based on an ALTA Survey of the property described done by Joshua A. Meeks (TN RLS # 2790) of DBS & Associates and is dated 12-21-19. (Job # SC 34851).

Being the same property conveyed to Heather Elizabeth Coarsey Robertson and John Denney Coarsey, joint tenants with right of survivorship, by Successor Trustee's Deed of record in Instrument No. 20040618-0072357, recorded June 18, 2004, Register's Office for Davidson County, Tennessee. John Denney Coarsey died on May 29, 2019 and is survived by Heather Elizabeth Coarsey Robertson, now being the sole owner of the above-described property.

Being the same property conveyed to AMH TN Development, LLC, a Delaware limited liability company, by Deed of record in Instrument No._____, recorded _____, 2020, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

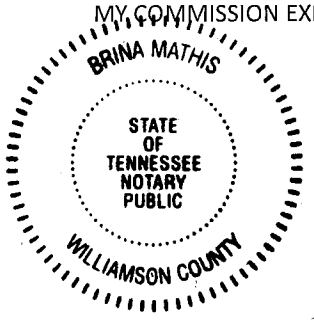
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).