WARRANTY DEED

VT1912004439
Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NICOLE C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carlos Narvaez Carlin	Carlos Narvaez Carlin	176010B02900CO
(NAME) 128 Sophie Drive	(NAME) 128 Sophie Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 346816 DEEDWARR
01/23/2020 08:43:41 AM 3 pgs
Fees: $18.00 Taxes: $998.63

20200123-0008203

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **AH4R-TN3, LLC, a Delware Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Carlos Narvaez Carlin and Luz A. Salnz, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131, on the FINAL PLAT FOR MAXWELL PLACE P.U.D., as shown on plat of record in Instrument No. 20050418-0042714, as corrected in Instrument No. 20050614-0067855, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to AH4R-TN3, LLC by Quitclaim Deed from American Reseidential Leasing Company, LLC, a Delaware Limited Liability Company, filed for record at Instrument Number 20200115-0005588 on January 15, 2020, said Register's Office; and also being the same property conveyed to American Residential Leasing Company, LLC, a Delaware limited liability company by Warranty Deed from Jessie L. Harris, Jr. and wife, Shaniecia N. Harris, dated 09/29/2014 and recorded 10/01/2014, of record in Instrument 201410010090517, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of date of closing and assumed by the Grantee herein; All matters shown on the plat of record in Instrument 20050418004271 4, as corrected in Instrument 20050614006785 5, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200603010023937, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 4063, Page 299, Register's Office for Davidson County, Tennessee; Charter of record in Instrument 200603090027699, Register's Office for Davidson County, Tennessee; Notice of Acceptance of Public Infrastructure of record in Instrument 201311040114137, Register's Office for Davidson County, Tennessee; Quit Claim Deed to Maxwell Place Homeowners Association Inc of record in Instrument 200603010023936, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 128 Sophie Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 22nd day of January, 2020.

AH4R-TN3, LLC
a Delware Limited Liability Company

By: Helen Cho, Assistant Vice President

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

ACKNOWLEDGMENT

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 January 21, 2020 before me, Shanice A. Reid
(insert name and title of the officer)

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.

SHANICE A. REID
Notary Public - California
Los Angeles County
Commission # 2245226
My Comm. Expires Jun 3, 2022

Signature Shanice A. Reid (Seal)