SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 563749 DEEDWARRSP
01/29/2021 08:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,072.63
20210129-0013050

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

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
Luis Antonio Delgado Arregoite	Luis Antonio Delgado Arregoite	164100A01400CO
(NAME)	(NAME)	
108 Rock Glen Court	108 Rock Glen Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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-TN 3, LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Luis Antonio Delgado Arregoite, and Claudia Berenice Chaltell-Moreno, 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 lying in Davidson County, Tennessee, and being more particularly described as follows to-wit:

Being all of Lot No. 14, Village One, Summerfield, as shown by plat appearing of record in Plat Book Instrument Number 20000211-0014170, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being part of the same property conveyed to AH4R-TN3, LLC, a Delaware Limited Liability Company by Quitclaim Deed from American Residential Leasing Company, LLC, a Delaware Limited Liability Company, dated 01/15/2020 and recorded 02/05/2020, of record in Instrument 202002050013621, Register's Office for Davidson County, Tennessee; and also being the same property conveyed to American Residential Leasing Company, LLC, a Delaware Limited Liability Company by Warranty Deed from Zuhair Gulay, (who erroneously acquired title as Zuher Gulay) and Sawsan Mohamad, husband and wife, dated 08/29/2014 and recorded 09/03/2014, of record in Instrument 201409030080507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 200002110014170, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 11588, Page 484, and Amendment Declarations of record in Book 11669, Page 376, Instrument 200103080021946, Instrument 200105040046260 and Instrument 200305270071168, Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement Easement recorded in Instrument 200001130004777, Register's Office for Davidson County, Tennessee; Easement recorded in Instrument 200008040077639, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for

Sanitary Sewers and/or Storm Drainage Easement recorded in Instrument 200008090079074, Register's Office for Davidson County, Tennessee; Grant of Permanent Easement recorded in Instrument 200008240083643, Register's Office for Davidson County, Tennessee; Easement recorded in Instrument 200009130091247, Register's Office for Davidson County, Tennessee; Easement recorded in Instrument 200009130091248, Register's Office for Davidson County, Tennessee; Easement recorded in Instrument 200009130091249, Register's Office for Davidson County, Tennessee; Charter of Summerfield Homeowners Association of record in Book 11648, Page 660 and Amendment to the Charter of record in Instrument 200103260028531, Register's Office for Davidson County, Tennessee; Bylaws of Summerfield Homeowners Association of record in Book 11648, Page 662 and 20. Amendment to the Bylaws of record in Instrument 200105040046261, 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 ☒ 108 Rock Glen Court, Antioch, TN 37013

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

TO HAVE AND TO HOLD 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. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 21st day of January, 2020.

AH4R-TN3, LLC
a Delaware Limited Liability Company

By: Jordan Kushner, Senior Vice President

RETURN TO:
Stewart Title Company Tennessee Division 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 12/31/2020 before me, Christopher Wiecek - Notary Public
(insert name and title of the officer)

personally appeared Jordan Kushner
, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

CHRISTOPHER WIECEK
Notary Public - California
Los Angeles County
Commission # 2320341
My Comm. Expires Jan 31, 2024

Signature _____ **(Seal)**

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024