SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 575825 DEEDWARRSP
02/23/2021 01:31:30 PM 4 pgs
Fees: $23.00 Taxes: $950.90
20210223-0022183

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Feb, 2020

Notary Public

MY COMMISSION EXPIRES: 11.8.21

(AFFIX SEAL)

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
Ihab Yacoub	New owner	150 16 0A 046.00
(NAME)	(NAME)	
2704 Windcrest Trail		
(ADDRESS)	(ADDRESS)	
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-TN3, 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 **Ihab Yacoub and Sanaa Yacoub, 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. 129, on the Final Plat of Section One, Windhaven Shores, "A Cluster Lot Subdivision", of record in Plat Instrument 200302190021779, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate 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; and further being the same property conveyed to American Residential Leasing Company, LLC, a Delaware Limited Liability Company by Warranty Deed from Steven C. Davis and wife, Molly M. Davis, dated 01/05/2015 and recorded 01/07/2015, of record in Instrument 201501070001735, 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 200302190021779, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200302190021585, Register's Office for Davidson County, Tennessee; Grant of Transmission Line Easement of record in Book 2336, Page 594, Register's Office for Davidson County, Tennessee; Right of Way Easement recorded in Book 2544, Page 267, Register's Office for Davidson County, Tennessee; Easement Judgement of recorded in Book 2590, Page 263, and Book 4537, Page 451, Register's Office for Davidson County, Tennessee; Grant of Transmission Line Easement recorded in Book 4432, Page 831, Register's Office for Davidson County, Tennessee; Declaration of Taking Easement recorded in Book 4437, Page 585, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement Water Mains and Appurtenances recorded in Book

8149, Page 898, and Book 8175, Page 780, Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement recorded in Instrument 200206030066392, Register's Office for Davidson County, Tennessee; By-laws of record in Instrument 200302190021586, Register's Office for Davidson County, Tennessee; Charter of Windhaven Shores Owners Association, Inc., record in Instrument 200302280026797, Register's Office for Davidson County, Tennessee; Quitclaim Deed to Windhaven Shores Owners Association, Inc., of record in Instrument 200607240088808, re-recorded of record in Instrument 200612040148906, 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 ☒ 2704 Windcrest Trail, 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 30th day of December, 2020.

AH4R-TN3, LLC
a Delaware Limited Liability Company

By: Helen Cho, Assistant 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 12/18/2020 before me, Christopher Wiecek - Notary Public
(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 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)**

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212