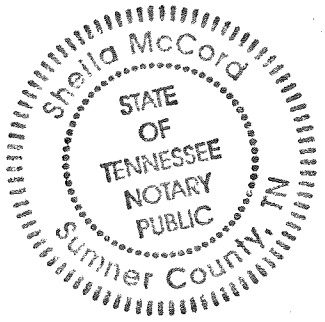
Karen Johnson Davidson County
Batch# 779645 DEEDWARR
12/23/2021 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,394.90
20211223-0170155

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 2021

Notary Public

MY COMMISSION EXPIRES: 3/1/23

(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
AH4R TN Properties Two, LLC	AH4R TN Properties Two, LLC	053 14 0A 066.00
(NAME)	(NAME)	
23975 Park Sorrento, #300	23975 Park Sorrento, #300	
(ADDRESS)	(ADDRESS)	
Calabasas, CA 91302	Calabasas, CA 91302	
(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 **Tira L. Jones and Deundra L. Jones, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **AH4R TN Properties Two, LLC, a Delaware Limited Liability Company**, 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. 37 on the Final plat of The Woods of Neeley's Bend, Phase 2, of record in Instrument #20050707-0078328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tira L. Ramsey and Keith A. Ramsey, wife and husband by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 11/08/2006 and recorded 11/13/2006, of record in Instrument 200611130140050, Register's Office for Davidson County, Tennessee. The said Tira L. Ramsey and Keith A. Ramsey having since divorced by Final Decree of Divorce recorded as Docket No. 07D-1160, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Tira L. Ramsey, unmarried by Quitclaim Deed from Keith Alan Ramsey, an unmarried person, dated 09/13/2007 and recorded 10/12/2007, of record in Instrument 200710120121715, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Tira L. Jones and Deundra L. Jones, wife and husband by Quitclaim Deed from Tira L. Jones f/k/a Tira L. Ramsey, dated 06/11/2009 and recorded 07/17/2009, of record in Instrument 200907170067225, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Tira L. Jones by Quitclaim Deed from Deundra L. Jones, dated 02/23/2012 and recorded 02/23/2012, of record in Instrument 201202230015883, Register's Office for Davidson County, Tennessee; and also being the same property conveyed to Tira L. Jones and Deundra L. Jones, married to each other, as tenants by the entirety by Quitclaim Deed from Tira L. Jones, a married woman joined in Execution by her spouse Deundra L. Jones, dated 01/11/2019 and recorded 04/04/2019, of record in Instrument 201904040030662, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 have been paid, prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 843, Page 37, in the

Register's Office for Davidson County, Tennessee; All matters shown on the plat of record in Plat Book 974, Page 26, in the Register's Office for Davidson County, Tennessee; All matters shown on the plat of record in Plat Instrument 200507070078328, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 11527, Page 304, as amended in Instrument 200503180029990, Register's Office for Davidson County, Tennessee; Easement recorded in Book 894, Page 320, Register's Office for Davidson County, Tennessee; Easement recorded in Book 972, Page 465, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of recorded in Book 6931, Page 982, Book 6932, Page 22, Book 7358, Page 637, Book 8081, Page 806, Book 8081, Page 815, Book 8081, Page 818, Book 11213, Page 464, Book 11213, Page 467, and Book 11213, Page 470, Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement of record in Instrument 200303130033942, 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 ☒ 1668 Comanche Run, Madison, TN 37115

(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 14th day of December, 2021.

Tira L. Jones

Deundra L. Jones

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tira L. Jones and Deundra L. Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of December, 2021.

Notary Public:
My Commission Expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100

File No.: 1507769
Warranty Deed TN

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trimphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-14-2021.

Tracey Trimphour
Affiant
Date: 12-14-2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 14th day of December, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY