SPECIAL WARRANTY DEED

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 2021.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 01-06-25

(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
Leonardo Soto Jacobson	Leonardo Soto Jacobson	126160A48000CO
(NAME)	(NAME)	Karen Johnson Davidson County
925 Falling Water Court	925 Falling Water Court	Batch# 788676 **DEEDWARRSP**
(ADDRESS)	(ADDRESS)	01/12/2022 12:11:40 PM 3 pgs
Nashville, TN 37221	Nashville, TN 37221	Fees: $18.00 Taxes: $2,146.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20220112-0004304

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 **AMH Roman Two TN, 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 **Leonardo Soto Jacobson, and Juana Laticia Rojano-Saenz, 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(s) 171, as shown on the map entitled Final Plat of Riverwalk, Phase 2D, of record as Instrument No. 2004102-0126324 as correct in Instrument No. 20041109-0135316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AMH Roman Two TN, LLC, a Delaware Limited Liability Company by Substitute Trustee's Deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, as Substitute Trustee, dated 03/08/2016 and recorded 03/10/2016, of record in Instrument 201603100023156, 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 1, Page 25, in the Register's Office for Davidson County, Tennessee; All matters shown on the plat of record in Plat Instrument 200410200126324, and Surveyor's Certificate of Correction of record in Instrument 200411090135316, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200111050121083, and Amendment Declarations of record in Instrument 200204240050565, Instrument 200404300049313, Instrument 200405060051985, Instrument 200503080025001, Instrument 200603200031638, Instrument 200611030136691 and Instrument 200612140154502, Register's Office for Davidson County, Tennessee; Grant of Transmission Line Easement including terms and conditions thereof as recorded in Book 4257, Page 647, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 751, Page 375, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 787, Page 7, Register's Office for Davidson

County, Tennessee; Right of Way Easement including terms and conditions thereof as recorded in Book 4205, Page 194, Book 4226, Page 715, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Public Utilities Easements including terms and conditions thereof as recorded in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324, Register's Office for Davidson County, Tennessee; Declaration of Road and Utility Access Easements including terms and conditions thereof as recorded in Instrument 200107060072536, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Public Utilities Easement including terms and conditions thereof as recorded in Instrument 200211250145984, Register's Office for Davidson County, Tennessee; StormWater Detention Agreement of record in Instrument 200109190101279, Register's Office for Davidson County, Tennessee; Landscape Agreement of record in Instrument 200109190101280, Register's Office for Davidson County, Tennessee; StormWater Detention Agreement of record in Instrument 200211190143687, Register's Office for Davidson County, Tennessee; Any rights, claims, or interest of Charles M. Poskas and Lori M. Poskas (Mortgagor) in the land or any claim that the foreclosure by PHH Home Loans, LLC d/b/a Cartus Home Loans (lender) is invalid; Charter of Riverwalk Nashville Homeowners Association of record in Instrument 200204250051371, Register's Office for Davidson County, Tennessee; Quitclaim Deed conveys to Riverwalk Nashville Homeowners Association of record in Instrument 200712200145869, 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 ☒ 925 Falling Water Court, Nashville, TN 37221

(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 6th day of January, 2022.

AMH Roman Two TN, LLC

By: Helen Cho, 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 12/29/2021 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)**