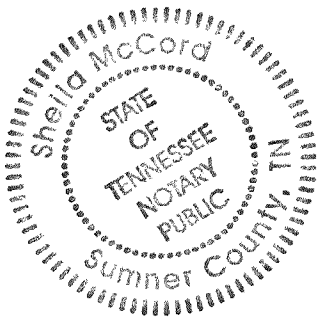
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 3/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AH4R TN Properties Two, LLC	AH4R TN Properties Two, LLC	151100A09300CO
(NAME) 23975 Park Sorrento, #300	(NAME) 23975 Park Sorrento, #300	Karen Johnson Davidson County Batch# 836398 DEEDWARR 04/08/2022 09:45:30 AM 3 pgs Fees: $18.00 Taxes: $1,413.40 20220408-0041010
(ADDRESS) Calabasas, CA 91302	(ADDRESS) 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 **Cherika Nicole Shelton and Valencia Ann Collier, Devisees of Patricia Bluing**, 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. 299 on the Final Plat of Villages of Long Hunter, P.U.D., Phase I, of record in Instrument number 20010123-0006894, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Bluing and Charles Bluing, married by Warranty Deed from Jason Jackson, unmarried, dated 10/15/2003, of record in Instrument 200310240157438, Register's Office for Davidson County, Tennessee. The said Charles Bluing died on 09/06/2021, leaving the said property to Patricia Bluing as the sole surviving tenant by the entirety. The said Patricia Bluing died on 12/26/2021, vesting property to Cherika Nicole Shelton and Valencia Ann Collier, Devisees off Patricia Bluing, according to the Last Will and Testament for Patricia Bluing, filed March 16, 2022 as Case Number 22P159, in the 7th Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 200101230006894, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200105310056382, Covenants, conditions, easements and restrictions recorded in Instrument 200311110164945; Easement recorded in Book 8197, Page 288, Register's Office for Davidson County, Tennessee; Easement recorded in Book 8358, Page 91, Register's Office for Davidson County, Tennessee; Easement recorded in Book 8358, Page 94, Register's Office for Davidson County, Tennessee; Easement recorded in Book 9661, Page 919, Register's Office for Davidson County, Tennessee; Easement recorded in Instrument 200009060088271, Register's Office for Davidson County, Tennessee; Easement recorded in Instrument 200009060088272, Register's Office for Davidson County, Tennessee; Easement recorded in

Instrument 200010300107415, Register's Office for Davidson County, Tennessee; Easement recorded in Instrument 200207180086411, Register's Office for Davidson County, Tennessee; Ingress/Egress of record in Book 1101, Page 457 and Book 1115, Page 302, Register's Office for Davidson County, Tennessee; Transmission Line Easement of Record in Book 2338, Page 466, Register's Office for Davidson County, Tennessee; P.U.D. Boundary Plat of record in Instrument Number 20000207-0012630, and to HOA Charter of record in instrument Number 20010531-0056382, 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 ☒ 7400 E Winchester 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 30th day of March, 2022.

Cherika Nicole Shelton Date: 03/30/2022
Cherika Nicole Shelton, Devisee of Patricia Bluing

Valencia Ann Collier Date: 3/30/22
Valencia Ann Collier, Devisee of Patricia Bluing

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 Cherika Nicole Shelton and Valencia Ann Collier, the Devisees of Patricia Bluing, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of March, 2022.

Notary Public:
My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour 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 3-30-2022.

Tracey Trumphour
Affiant
Date: 3-30-2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of March, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY