SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 896044 DEEDWARRSP
07/29/2022 02:02:30 PM 5 pgs
Fees: $28.00 Taxes: $1,279.30
20220729-0086706

STATE OF Pennsylvania
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,756.00

Samantha Hermanne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2022.

Natalie Evangelista
Notary Public

MY COMMISSION EXPIRES: 4/6/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Commonwealth of Pennsylvania - Notary Seal
NATALIE EVANGELISTA - Notary Public
Montgomery County
My Commission Expires April 6, 2026
Commission Number 1419553

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Boulton Properties LLC		M/P 149020B08700CO
(NAME) C/O RENU Management, 1950 E. Greyhound Pass, Suite 18-355	(NAME) **Boulton Properties LLC c/o RENU Management**	
(ADDRESS) Carmel, IN 46033	(ADDRESS) **1950 E. Greyhound Pass Suite 18-355 Carmel, IN 46033**	
(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 ***Boulton Properties 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 all of Lot No. 205, on the Plan of Piccadilly Square, Phase II, as shown by Plat appearing of record in Plat Book 6250, Page 92, 93 and 94 of the register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to AH4R-TN3, LLC, a Delaware Limited Liability Company, by Quit Claim Deed from American Residential Leasing Company, LLC, A Delaware Limited Liability Company, dated 01/25/2020, of record in Instrument 202002050013621, Register's Office for Davidson County, Tennesse; and further being the same property conveyed to American Residential Leasing Company, LLC by Substitute Trustee's Deed from Lashonda Maryland, dated 06/05/2014, of record in Instrument 201408050070159, Register's Office for Davidson County, Tennessee.

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 Book 6250, Page 92,93 and 94, as amended in Plat Book 6900, Page 14, said Register's Office; Covenants, conditions, easements and restrictions recorded in Book 6236, Page 683, as amended in Book 6295, Page 506, 520 and534, Book 6300, Page 409 (amended in Book 6306, Page 833), Book 6949, Pages 100, 107 and114, and Book 6518, Pages 184and 190; Sanitary Sewer and/or Storm Drainage of record in Book 6186, Page 238, and Book 6251, Page 616, Register's Office for Davidson County, Tennessee; Utility Easement of record in Book 6298, Page 491, said Register's Office; Deed of Conveyance of record in Book 6530, Page 823, said Register's Office; Document of clarification of record in Book 6830, Page 739, said Register's Office; By-laws of record in Book 6236, Page 708, as amended in

Book 6295, Page 572,580 and588, and Book 6300, Page 431, Register's Office for Davidson County, Tennessee; Information Brochure of record in Book 6236, Page 726, amended in Book 6295, Page 597 and 602, and Book 6300, Page 439, 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 ☒ 904 Strand Fleet Drive, 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 21 day of July, 2022.

AH4R-TN3, LLC

By: Helen Cho, Vice President

TNAcklndS

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)

Christopher Wiecek

On 7/21/2022 before me, - 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)**

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE UPDATE

PROPERTY ADDRESS 904 Strand Fleet Drive CITY Antioch

Pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act" *Tennessee Code Annotated, § 66-5-201, et seq.*, the undersigned Seller hereby supplements the Residential Property Condition Disclosure information previously furnished by Seller to Buyer, as follows (Seller[s] check the appropriate box and write out the changes, if any are reported):

☑ **NO CHANGES**
To the best of the knowledge, information and belief of the undersigned, the condition of the Property is substantially the same as it was when the Residential Property Condition Disclosure form was provided to the Buyer.

☐ **CHANGES TO REPORT**
The changes shown below, which may be material to the physical condition of the Property, have occurred or been observed since the Residential Property Condition Disclosure form was provided to the Buyer. This statement is given in good faith to the best of Seller's knowledge, information and belief, and is not intended to create warranties or guarantees which are not already made in the specific provisions of the contract or imposed by applicable law.

CHANGES REPORTED

IN WITNESS WHEREOF, the information herein is certified by Seller and acknowledged as received by Buyer upon the dates indicated.

Transferor (Seller)	Ah4r Tn3 LLC	Date 7/21/22	Time
Transferor (Seller)	Helen Cho Vice President — Real Estate Transactions	Date	Time
Transferee (Buyer)	Boulton Properties LLC	Date	Time
Transferee (Buyer)		Date	Time

NOTE: This form is provided by Tennessee REALTORS® to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

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Tennessee Certification of Electronic Document

I, Samantha Herrmann, do hereby make oath that I am a licensed attorney and/or the 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 7/21/2022 (date of document).

Samantha Herrmann
Affiant Signature

7/29/2022
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 29 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries