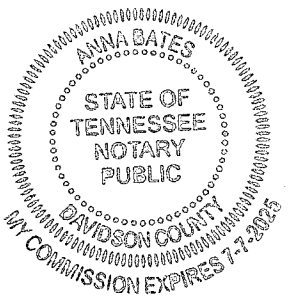
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-7-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mina Ramzy	Mina Ramzy	M/P 164000064.00
(NAME)	(NAME)	
3024 Talisman Way	3024 Talisman Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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 ***American Homes 4 Rent TRS, 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 ***Mina Ramzy, a single man***, 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. 11 on the Final Plat of Hamilton Church Manor, Phase 1, of record in Instrument No. 20210312-0033541 and Ratification and Adoption of Amended and Restated Plat, of record in Instrument No. 20210713-0094113, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to American Homes 4 Rent TRS, LLC, a Delaware Limited Liability Company by Quitclaim Deed from AH4R TN Properties Two, LLC, a Delaware Limited Liability Company, dated 04/11/2022 and recorded 4/19/2022, of record in Instrument 202204190044476, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to AH4R TN Properties Two, LLC, a Delaware Limited Liability Company by Special Warranty Deed from Century Communities of Tennessee, LLC, a Delaware Limited Liability Company, dated 10/29/2021 and recorded 11/01/2021, of record in Instrument 202111010145841, 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 Instrument 202103120033541, and Ratification and Adoption of Amended and Restated Plat of record in Instrument 202107130094113, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 202111010145839, Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 202101140006145, as amended in Instrument 202101190008158, Ratification and Adoption recorded in Instrument 202108260115250 and Scrivener's Affidavit of Correction of recorded in Instrument 202108270115886, Register's Office for Davidson County, Tennessee; Easement recorded in

Karen Johnson Davidson County
Batch# 900653 DEEDWARRSP
08/09/2022 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20220809-0090326

Instrument 200906190057110, Register's Office for Davidson County, Tennessee; Declaration of Restrictions and Covenants for StormWater Facilities and Systems of recorded in Instrument 201906200059751, and Instrument 202007300084116, Register's Office for Davidson County, Tennessee; Grant of Utility Line Easement of recorded in Instrument 202006120060360, Register's Office for Davidson County, Tennessee; Letter of Responsibility of record in Instrument 201910100103809, Register's Office for Davidson County, Tennessee; Articles of Incorporation of Hamilton Church Manor Owners Association, Inc., of record in Instrument 202101190008156, 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 ☒ 3024 Talisman Way, 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 5th day of August, 2022.

American Homes 4 Rent TRS, 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)

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 Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 8/5/2022, (date of document).

Affiant Signature

8/8/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of Aug., 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON