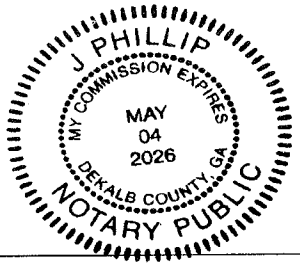
Karen Johnson Davidson County
Batch# 924913 DEEDWARRSP
10/04/2022 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,251.34
20221004-0109229

SPECIAL WARRANTY DEED



STATE OF GA
COUNTY OF Dekalb
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES:

(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
MCH SFR Property Owner 1B LLC	MCH SFR Property Owner 1B LLC	149-10-0A-003-00-CO
(NAME)	(NAME)	
14355 Commerce Way	14355 Commerce Way	
(ADDRESS)	(ADDRESS)	
Miami Lakes, FL 33016	Miami Lakes, FL 33016	
(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 ***MCH SFR Property Owner 1B 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. 3 on the Plan of Pebble Trail Villas, as shown on plat of record in Plat Book 9700, pages 721 & 722, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to AH4R-TN3, LLC, a Delaware Limited Liability Company, by Quitclaim Deed from ARP 2014-1 Borrower, LLC, a Delaware Limited Liability Company, as recorded on January 30, 2020 at Instrument Number 20200130-0010890, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2022, which have been paid and prorated as of the day of closing, and assumed by the Grantee herein; Subject to all matters appearing of record in Plat Book 9700, pages 721 & 722, Plat Book 9700, page 411, Plat Book 9700, page 700; Subject to the Covenants, Conditions and Restrictions recorded at Book 11084, page 589; Subject to Deed of Conveyance recorded at Book 9835, page 144 and Book 9835, 152, said Register's Office.

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 ☒ 2817 Rader Ridge Court, 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 3rd day of October, 2022.

AH4R-TN3, LLC

By: Helen Cho, Vice President

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

202210040109229

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 9/28/2022 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)**

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, 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 October 3, 2022 (date of document).

Kayla Short
Affiant Signature

10/3/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 3rd day of October, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

