Karen Johnson Davidson County
Batch# 937697 DEEDWARRSP
11/03/2022 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,280.20
20221103-0118703

SPECIAL WARRANTY DEED

STATE OF Georgia
COUNTY OF Fulton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF October 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Sharon D Simpson
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 2/18/2025

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	173-11-0A-025.00-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. 39, on the Plan of Section One, Stanford Village, of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for Davidson County, Tennessee.

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, dated January 15, 2020 and filed for record on January 30, 2020 at Instrument No. 20200130-0010890 Register's Office for Davidson County, Tennessee,

This conveyance is subject to the following: Taxes for the year 2022 have been prorated, paid at closing and assumed by the Grantee herein; Subject to all matters at Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061; Subject to Covenants, Conditions and Restrictions as recorded at Instrument No. 20000228-0019107, as amended at Instrument No. 20000301-0020280, 20000203-0011283, 20010319-0026310, 20020123-0009420 and 20041108-0134204; Subject to By-Laws of Stanford Village Homeowner's Association as recorded at Instrument No. 20000217-0016311; Subject to Charter of Stanford Village Homeowner's Association as recorded at Instrument No. 20000217-0016310; Subject to the Deed conveying common area to Stanford Village Homeowner's Association as recorded at Instrument No. 20040422-0045791; Subject to Easements recorded at Book 11263, page 503, Book 9466, page 794 and Instrument No. 20010329-0030191; Subject to Right of Way Deed as recorded at Book 2379, page 637 and Book 2740, page 181; Subject to Right of Way Agreement as recorded at Book 4218, page 425 and Book 4229, page 43; Subject to Agreement as recorded at

Book 11493, page 254; Subject to Right of Way Easement as recorded at Book 2590, page 545, as partially released at Book 11208, page 14; Subject to Ingress/Egress Easements as recorded at Book 11263, page 506 and Book 11263, page 521, 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 ☒ 2116 Blake 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 31st day of October, 2022.

AH4R-TN3, LLC

By: Helen Cho
Its: Vice President

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

202211030118703

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 10/26/2022 before me, Pamela Kates - 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.

PAMELA KATES
Notary Public - California
Los Angeles County
Commission # 2406317
My Comm. Expires May 29, 2026

Signature Pamela Kates (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 10-31-2022 (date of document).

Kayla Short
Affiant Signature

10-31-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 31 day of OCTOBER, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

