SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 966610 DEEDWARRSP
02/03/2023 08:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20230203-0007939

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(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
Atef Lawendy	First Community Mortgage, Inc.	M/P 164 07 0A 011.00
(NAME)	(NAME)	
125 Grovedale Trace	262 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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 ***Atef Lawendy and Amgaad Azer, husband and wife***, 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. 11 on the Final Plat, Section One, Harvest Grove, (formerly Tillman) "Cluster Lot Subdivision" of record in Instrument no. 20060726-0090037, as amended in Instrument no. 20061116-0142300, Register's Office for Davidson County, Tennessee, to which plat reference is herby made for a more complete and accurate description of said lot.

Being the same property conveyed to American Residential Leasing Company, LLC, a Delaware Limited Liability Company by Warranty Deed from Paula R. Collick and Rubin A. Collick, wife and husband, dated 08/04/2014, of record in Instrument 20140807-0071210, Register's Office for Davidson County, Tennessee; and being the same property conveyed to American Residential Leasing Company, LLC, a Delaware Limited Liability Company by Warranty Deed from Paula R. Collick and Rubin A. Collick, wife and husband, dated 08/04/2014, of record in Instrument 20140812-0072645, Register's Office for Davidson County, Tennessee; and further being part of the same property conveyed to AH4R-TN3, LLC, a Delaware Limited Liability Company by Quitclaim Deed from American Residential Leasing Company, LLC, a Delaware Limited Liability Company, dated 01/15/2020, of record in Instrument 20200205-0013621, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2023 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 20060726-0090037, as amended in Instrument 20061116-0142300, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 20060628-0077382; Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument 20040707-0080492, in the Register's Office for Davidson County, Tennessee; Limited Partnership Conveyance of Easement including terms and conditions

thereof as recorded in Instrument 20060707-0081730, in the Register's Office for Davidson County, Tennessee; Perpetual Easement including terms and conditions thereof as recorded in Instrument 20070220-0020794, in the Register's Office for Davidson County, Tennessee; Charter recorded 05/19/2006 of record in Instrument 20060519-0059378, in the 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 ☒ 125 Grovedale Trace, 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 2nd day of February, 2023.

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

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 January 26, 2023 before me, Leutece Varnado - 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.

LEUTECE VARNADO
Notary Public - California
Los Angeles County
Commission # 2321569
My Comm. Expires Feb 15, 2024

Signature _____ **(Seal)**

202302030007939

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

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 2-2-23.

Tracey Trumphour
Affiant
Date: 2-2-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 2 day of February, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY