SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 972817 DEEDWARRSP
02/21/2023 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20230221-0012309

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th 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, Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy Andrew Mack	Churchill Mortage Corporation	M/P 181 10 0A 021.00
(NAME)	(NAME)	
100 Autumn Oaks Court	1749 Mallory Ln, Ste 100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Forest Hills, TN 37027	
(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 ***Timothy Andrew Mack and Sarah Ardyth Mack, 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:

Being Lot Number 21 on the Plan of Section One, Autumn Oaks Subdivision of record in Plat Book 9700, pages 913 and 914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to American Residential Leasing Company, LLC, a Delaware Limited Liability Company by Warranty Deed from Alan Don Purdy and Cheryl Renae Purdy, dated 04/30/2014, of record in Instrument 20140501-0036720, 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 Book 9700, Page 913-914 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 ☒ 100 Autumn Oaks Court, Brentwood, TN 37027

(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 16th 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 2/8/2023 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)**

~~$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 2-16-23.

Tracey Trumphour
Affiant
Date: 2-16-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 16 day of February, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY