Karen Johnson Davidson County
Batch# 981594 DEEDWARRSP
03/16/2023 12:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20230316-0019116

SPECIAL WARRANTY DEED

DESIREE SAILEMA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 26, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Purna Bahadur Majhi	New owner	173 04 0A 096.00
(NAME)	(NAME)	
413 Barkley Court	Same	
(ADDRESS)	(ADDRESS)	
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 ***AH4R-TN 3, 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 ***Purna Bahadur Majhi and Krishna Majhi, husband and wife, and Yashobya Kumar Majhi, an unmarried man, as tenants in common with rights of survivorship***, 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. 96 as shown on the Map Entitled Oak Highlands Subdivision, Phase I, of Record in Book 6900, Pages 432-435, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to AH4R-TN 3, LLC, a Delaware Limited Liability Company by Warranty Deed from Eugene Ray Crawford and wife Della Crawford, dated 06/07/2012, of record in Instrument 20120608-0050374; and being part of the same property conveyed to AMH 2014-3 Borrower, LLC, a Delaware Limited Liability Company by Quitclaim Deed from AH4R - TN 3, LLC, a Delaware Limited Liability Company, dated 11/25/2014, of record in Instrument 201412040-111064; and further being part of the same property conveyed to AH4R-TN 3, LLC, a Delaware Limited Liability Company by Quitclaim Deed from AMH 2014-3 Borrower, LP, a Delaware Limited Partnership, by merger from AMH 2014-3 Borrower, LLC, a Delaware Limited Liability Company, dated 11/19/2018, of record in Instrument 201812180-123066, said Register's Office.

This conveyance is subject to the following: All matters shown on the Boundary plat of record in Plat Book 6900, Page 431, in the Register's Office for Davidson County, Tennessee; All matters shown on the plat of record in Plat Book 6900, Pages 432-435, in the Register's Office for Davidson County, Tennessee; Declaration of Covenants, Conditions, Restrictions, and By-Laws contained recorded in Book 7350, page 24, re-recorded in Book 7367, page 587, amended in Book 8765, page 77; Book 8765, page 90; instrument Nos. 20000428-0042354, and

20020725-0089130 and 20020725-0089131; Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Book 7189, Page 379, in the Register's Office for Davidson County, Tennessee; Deed of Conveyance of water mains including terms and conditions thereof as recorded in Book 7748, Page 448, in the Register's Office for Davidson County, Tennessee; Sanitary Sewer Line Easements of record as Instrument Nos. 20001002-0097138, 2001002-0097139, and 2001112-00127790, in the Register's Office for Davidson County, Tennessee; Charter of Oak Highlands Homeowners' Association, Inc., of record in Book 7337, page 529, and amended in Book 8765, page 100, in the Register's Office for Davidson County, Tennessee; Dedication and Conveyance of Open Space to Homeowners' Association of record in Book 7473, page 697, Instrument No. 20000502-0044049 and Instrument No. 20020619-0074183, in the Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 413 Barkley 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 10th day of March, 2023.

AH4R-TN 3, LLC

By: Helen Cho
Its: Vice President

RETURN TO:
Stewart Title Company 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 3/1/2023 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)

Tennessee Certification of Electronic Document

I, Dawn Scibona, 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 03/10/23 (date of document).

Affiant Signature

03/16/23

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY