Karen Johnson Davidson County
Batch# 984778 DEEDWARRSP
03/27/2023 12:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20230327-0022092

SPECIAL WARRANTY DEED

HEATHER LEE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES FEBRUARY 22, 2025

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2023.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 2-22-25

(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
Nyinawumwami Nyatuza	First Community Mortgage	174 11 0A 098.00
(NAME)	(NAME)	
1268 Blairfield Drive	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-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 ***Nyinawumwami Nyatuza, married, Espoir Murihano, unmarried and David Mugisha, unmarried, 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. 194, on the Plan of Cane Ridge Farms, Phase One, Section Three, as shown on the plat of record in Instrument No. 20020712-0084136, as corrected in Instrument No. 20030210-0018021, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

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, L.P., (erroneously typed as AMH 2014-3 Borower, LP on previous deed) a Delaware Limited Partnership, by merger to AMH 2014-3 Borrower, LLC, a Delaware Limited Liability Company, filed for record on December 18, 2018 at Instrument Number 20181218-0123066, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to AMH 2014-3 Borrower, L.P., a Delaware Limited Partnership (formerly known as AMH 2014-3 Borrower, LLC, a Limited Liability Company) by Quitclaim Deed from AH4R I TN, LLC, a Delaware Limited Liability Company, filed for record on December 4, 2014 at Instrument Number 20141204-0111065, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to AH4R I TN, LLC, a Delaware Limited Liability Company, by Warranty Deed from Jun Zai Pan, married, and Mei Mei Zhang, married, and filed for record on September 7, 2012 at Instrument Number 20120907-0081377, 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 20020712008413 6 and corrected as Instrument No 20030210-0018021, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 20000905-0087103, First Amendment Instrument No 20001204-0119093, Second Amendment Instrument No 20010815-0088370, Third Amendment to Declaration Instrument No 20120524-0045182, Fourth Amendment to Declaration Instrument No 20041102-0131848, Amended Declaration recorded in Instrument No. 20100526-0040558, said Register's Office.

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 ☒ 1268 Blairfield 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 14th 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

Return To:
Allegiance Title of TN, LLC
278 Doug Warpoole Rd, Ste 218
Smyrna, TN 37167

File No. 23004614

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 /7/2023 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, Nikki McKinney, 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 3-24-23 (date of document).

nmckinney
Affiant Signature

3-27-23
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 27th day of March, 2023.

Heather Lee
Notary's Signature

MY COMMISSION EXPIRES: 2-22-25

NOTARY'S SEAL

