Karen Johnson Davidson County
Batch# 997825 DEEDWARR
05/01/2023 09:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20230501-0031767

SPECIAL WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(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
Meghan Sokolnicki	CANOPY MORTGAGE LLC	M/P 064 08 0A 031.00
(NAME)	(NAME)	
1201 Misty Glen Court	360 TECHNOLOGY CT STE 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	LINDON, UT 84042	
(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 ***Meghan Sokolnicki and Kevin Sokolnicki, wife and husband,*** 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. 110 on the Plan of Section One, Merritt Downs of record in Instrument No: 20010523-0053201, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to American Homes 4 Rent Properties Three, LLC, a Delaware Limited Liability Company, by Warranty Deed from William Putman and Julie Putman, husband and wife, dated 04/15/2013, of record in Instrument 20130425-0041130, 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 Homes 4 Rent Properties Three, LLC, a Delaware Limited Liability Company, filed for record on January 15, 2020 at Instrument Number 20200115-0005532, 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 ☒ 1201 Misty Glen Court, Old Hickory, TN 37138
(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 26th day of April, 2023.

AH4R-TN3, 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 4/19/2023 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.

LEUTECE VARNADO
Notary Public - California
Los Angeles County
Commission # 2321969
My Comm. Expires Feb 15, 2024

WITNESS my hand and official seal.

Signature _____ (Seal)

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 April 28, 2023 (date of document).

Affiant Signature

April 28, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023