SPECIAL WARRANTY DEED

Karen Johnson
Batch# 1060525
10/13/2023 02.28 03 PM
Fees $18 00 Taxes $1,110 00

Davidson County
DEEDWARRSP
3 pgs

20231013-0080459

LAUREN REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-20-2026

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of October, 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
Tejaswini Potlapalli	New Owner	M/P 072 03 0B 005 00
(NAME)	(NAME)	
5337 Windypine Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 ***Tejaswini Potlapalli, married***, 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 5, as shown on the map entitled The Woodlands, Phase 2, of record in Plat Book 6900, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to AH4R-TN 3, LLC, a Delaware Limited Liability Company by Warranty Deed from Ronald L Young, Jr and Vanessa L Young, husband and wife, dated 12/15/2016, of record in Book 8643, Page 675, 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 ☒ 5337 Windypine Drive, Nashville, TN 37211
(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 10 day of October, 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.

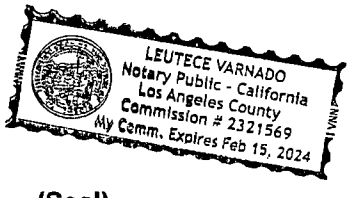
State of California
County of Los Angeles)

On 9/20/23 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.



Signature _____ **(Seal)**