This instrument prepared by and (MAIL)
instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 1093913 DEEDWARRSP
01/25/2024 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,741.04
20240125-0004989

Send tax bills to:
Roshvan Omran Chalkey
2404 Rollet Ct
Nashville, TN 37211

Name and address of new owner:
Roshvan Omran Chalkey
2404 Rollett Court
Nashville, TN 37211

Map parcel number: 172-15-0A-253.00.

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

AH4R-TN3, LLC, a Delaware limited liability company,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Roshvan O. Chalkey and Shelan S. Kerim, husband and wife

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 10th day of January, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AH4R-TN3, LLC, a Delaware limited liability company

BY: Helen Cho
Its: Vice President - Real Estate Transactions

Acknowledgement

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)
) SS.
COUNTY OF Los Angeles)

On 1/10/2024 before me, Leutece Varnado, Notary Public, personally appeared Helen Cho, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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)**

LEUTECE VARNADO
Notary Public - California
Los Angeles County
Commission # 2321569
My Comm. Expires Feb 15, 2024

23-3079LA

EXHIBIT A - LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of Section Thirteen, HOLT WOODS of record in Plat Book 9700, Pages 598 and 599, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to AH4R-TN3, LLC, a Delaware limited liability company by Quit Claim Deed from American Homes 4 Rent Properties Seven, LLC, a Delaware limited liability company dated January 15, 2020 and recorded January 15, 2020 in Instrument Number 20200115-005598, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $470,550.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF JANUARY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 02-19-24

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

I Lisa Allard, 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 January 23, 2024.

Lisa Allard, Affiant

January 23, 2024

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this January 23, 2024.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024