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# 1100164 DEEDWARRSP
02/12/2024 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20240212-0009746

Send tax bills to:
Bilegmaa Davaapurev and Sandra Mitchell and Gary Mitchell
7613 Leveson Way
Nashville, TN 37211

Name and address of new owner:
Bilegmaa Davaapurev and Sandra Mitchell and Gary Mitchell
7613 Leveson Way
Nashville, TN 37211

Map parcel number: 173-09-0A-017.00-CO

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,

Bilegmaa Davaapurev, married and Gary Mitchell and Sandra Mitchell, wife and husband, as joint tenants with rights of survivorship

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

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 7613 Leveson Way, Nashville, TN

37211 TAX PARCEL ID/APN (For informational purposes only): 173-09-0A-017.00-CO

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section One, Lenox Village of record in Plat at Instrument No. 20020319-0033866, 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 - TN 3, LLC, a Delaware limited liability company by Warranty Deed from Kristy Lynn Nolan, unmarried of record in Instrument No. 20150717-0070252 Register's Office for Davidson County, Tennessee, dated July 21, 2015 and recorded on July 17, 2015.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF Davidson county

The actual consideration (or value. whichever is greater) for this transfer is $415.000.00.

AH4R TN3. LLC.a Delaware limited liability Company
By: Helen Cho.
Its: Vice President - Real Estate Transactions

AFFIANT

Subscribed and sworn to before me. this 10th day of January. 2024.

NOTARY PUBLIC

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

My Commission Expires:
2/15/24

Property address: 7613 Leveson Way. Nashville. TN 37211

True Copy Certification

I, Yvette Meldrum, 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 February 8, 2024.

Signature
February 8, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 8, 2024

Notary's Signature

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

My Commission Expires: 4-13-25