AFTER RECORDING RETURN TO:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch # 1108487 DEEDWARRSP
03/07/2024 10:52:12 AM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20240307-0015886

Box 14

37113-8

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

Send tax bills to:
Nicolas Sturm
145 Claybrook Lane
Antioch, TN 37013

Name and address of new owner:
Nicolas Sturm
145 Claybrook Lane
Antioch, TN 37013

Map parcel number: 173-15-0A-018.00-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,

Nicolas Sturm, a single man

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 21st day of February, 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 _____ before me, _____,
Notary Public, personally
Appeared _____ who signed the above-referenced Instrument in my presence and 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)**

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 February 21, 2024 before me, Svetlana Radeva - 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.

SVETLANA RADEVA
Notary Public - California
Los Angeles County
Commission # 2448444
My Comm. Expires May 30, 2027

Signature _____ (Seal)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 145 Claybrook Lane, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 173-15-0A-018.00-CO

Land in Davidson County, Tennessee, being Lot 18, on the Plan of Mill Run Subdivision, Phase 1 of record in Plat Book 11700, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to AH4R-TN 3, LLC, a Delaware limited liability company, by Quitclaim Deed dated January 15, 2020, from ARP 2014-1 Borrower, LLC, a Delaware limited liability company, of record in Instrument No 20200130-0010890, Register's Office for Davidson County, Tennessee.

Also being part of the same property that was previously conveyed to ARP 2014-1 Borrower, LLC, a Delaware limited liability company by Warranty Deed dated August 26, 2014, from American Residential Leasing Company, LLC, a Delaware limited liability company, of record in Instrument No. 20140829-0079368, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF Davidson county

The actual consideration (or value, whichever is greater) for this transfer is $380,000.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of February, 2024.

NOTARY PUBLIC
My Commission Expires:

7/7/2027

Property address: 145 Claybrook Lane, Antioch, TN 37013

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027