Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

17134

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

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

SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1108769
03/07/2024 01:48:30 PM
Fees: $18.00 Taxes: $499.50

Davidson County
DEEDWARRSP
3 pgs

20240307-0015984

Send tax bills to:
Domer Construction, LLC
4112 Nolensville Pike PO Box 110690
Nashville, TN 37211

Name and address of new owner:
Domer Construction, LLC
4112 Nolensville Pike PO Box 110690
Nashville, TN 37211

Map parcel number: 181 03 0A 006.00

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,

Domer Construction, LLC, a Tennessee limited liability company

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 appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant 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 encumbrances set forth hereinafter.

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, claiming by, through or under the grantor.

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 5 day of March, 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 March 5, 2024 before me, Christopher Wiecek, Notary Public, personally Appeared Helen Cho 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)**

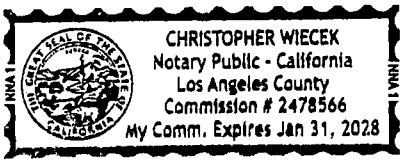


EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 6528 Broken Bow Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only):

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section One, Indian Creek Estates, of record in Plat Book 9700, Page 556 & 557, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to AH4R-TN3, LLC, a Delaware Limited Liability Company, by deed of record in Instrument No. 20200130-0010900, Register's Office for Davidson County, Tennessee.