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# 1151563 DEEDWARRSP
06/27/2024 08:24:30 AM 5 pgs
Fees: $28.00 Taxes: $1,961.00
20240627-0048156

Send tax bills to:
Anthony Britton and Shameka Britton
1837 Woodland Farms Court
Old Hickory, TN 371381837 Woodland Farms Court
Old Hickory, TN 37138

Name and address of new owner:
Anthony Britton and Shameka Britton
1837 Woodland Farms Court
Old Hickory, TN 371381837 Woodland Farms Court
Old Hickory, TN 37138

Map parcel number: 064-08-0A-094.00-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,

American Homes 4 Rent TRS, LLC, a Delaware limited liability company,

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

Anthony Britton and Shameka Britton, husband and wife 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 11 day of June, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

American Homes 4 Rent TRS, LLC, a Delaware limited liability company

By: Helen Cho,
Its: Vice President - Real Estate Transactions

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 June 11, 2024 before me, Svetlana Radeva, 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

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF Davidson county

The actual consideration (or value, whichever is greater) for this transfer is $530,000.00.

AFFIANT

Subscribed and sworn to before me, this 26 day of June, 2024.

NOTARY PUBLIC
My Commission Expires:
1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Property address: 1837 Woodland Farms Court, Old Hickory, TN 37138

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1837 Woodland Farms Court, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 064-08-0A-094.00-CO

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Section Three, Merritt Downs, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20040629-0076758, 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 Properties Two, LLC, a Delaware limited liability company by Warranty Deed from Braden B. Kane III and Amanda Kane, husband and wife of record in Instrument No. 20201211-0145838 Register's Office for Davidson County, Tennessee, dated December 04, 2020 and recorded on December 11, 2020.

Being the same property conveyed to American Homes 4 Rent TRS, LLC, a Delaware limited liability company by Quitclaim Deed from AH4R TN Properties Two, LLC, a Delaware limited liability company of record in Instrument No. 20220812-0091988 Register's Office for Davidson County, Tennessee, dated August 11, 2022 and recorded on August 12, 2022.

Certificate of Authenticity

I, Holly A. Mason, 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 June 26, 2024.

Affiant Signature

6/26/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of June, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY