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

Karen Johnson Davidson County
Batch# 1160720 DEEDWARRSP
07/23/2024 08:41:30 AM 6 pgs
Fees: $33.00 Taxes: $1,424.50
20240723-0055024

SPECIAL WARRANTY DEED

Send tax bills to:
Belay Mengesha
3320 Milbridge Drive
Antioch, TN 37013

Name and address of new owner:
Belay Mengesha
3320 Milbridge Drive
Antioch, TN 37013

Map parcel number: 151010A101000

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,

Belay Mengesha, a single person

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 17th day of July, 20 24, 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: Allen Beck

Its: AVP - Counsel

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 July 17, 2024 before me, Svetlana Radeva - notary public
(insert name and title of the officer)

personally appeared Allen Beck
, 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)

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF Davidson county

The actual consideration (or value, whichever is greater) for this transfer is $385,000.00.

Belayti Mersesha
AFFIANT

Subscribed and sworn to before me, this 19 day of July, 2024.

NOTARY PUBLIC
My Commission Expires:

1-6-25

Property address: 3320 Milbridge Drive, Antioch, TN 37013

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3320 Milbridge Drive, Antioch, TN 37013

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

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Chatham Pointe of record in Plat Book 6900, Page(s) 444 through 447, Inclusive, 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 virtue of that certain Warranty Deed dated November 3, 2017, and being of record at Instrument No. 20171107-0114734 in the Register's Office of Davidson County, Tennessee.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

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 July 17, 2024.

Affiant Signature

7/19/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of July, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026