Karen Johnson Davidson County
Batch# 1191077 DEEDWARRSP
10/08/2024 12:56:30 PM 8 pgs
Fees: $43.00 Taxes: $6,916.41
20241008-0078127

PREPARED BY:

American Homes 4 Rent TRS, LLC
280 E Pilot Road
Las Vegas, NV 89119

AFTER RECORDING RETURN TO:

American Homes 4 Rent TRS, LLC
Attn: Legal Dept.
23975 Park Sorrento, Suite 300
Calabasas, CA 91302

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED IS MADE AS OF THIS 8TH DAY OF OCTOBER, 2024, BY AND BETWEEN **AH4R-TN3, LLC.,** A DELAWARE LIMITED LIABILITY COMPANY ("**GRANTOR**") AND **AMERICAN HOMES 4 RENT TRS, LLC,** A DELAWARE LIMITED LIABILITY COMPANY ("**GRANTEE**"). WHENEVER USED HEREIN, THE TERMS "GRANTOR" AND "GRANTEE" INCLUDE THE PARTIES TO THIS INSTRUMENT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

W I T N E S S E T H

THAT GRANTOR, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, PAID BY GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO GRANTEE, ITS HEIRS AND ASSIGNS, ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE EXHIBIT "A-1" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

TOGETHER WITH ALL THE IMPROVEMENTS THEREON AND THE APPURTENANCES THEREUNTO BELONGING (THE "**PROPERTY**"), AND WARRANT THE TITLE TO THE SAME, AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS CLAIMING BY, UNDER, OR THROUGH GRANTOR, BUT NOT OTHERWISE.

[Signature Appears on Next Page]

IN WITNESS WHEREOF, GRANTOR HAS EXECUTED AND DELIVERED THIS SPECIAL WARRANTY DEED UNDER SEAL AS OF THE DAY AND YEAR FIRST ABOVE WRITTEN.

AH4R-TN3, LLC,
a Delaware limited liability company

By: _____
Name: Helen Cho, Vice President
Title: V.P.

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 October 8 ____, 2024, before me, Svetlana Radeva, 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 whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/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.

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

WITNESS my hand and official seal.

_____
Signature of Notary Public

GRANTEE'S ADDRESS:

American Homes 4 Rent TRS, LLC
280 E Pilot Road
Las Vegas, NV 89119

RESPONSIBLE TAXPAYER:

American Homes 4 Rent TRS, LLC
Attn: Tax Dept.
23975 Park Sorrento, Suite 300
Calabasas, CA 91302

Tax Map/Parcel No(s).: 163 02 0 019.00; 172-15-0A-059.00; 064-03-0A-073.00; 174-11-0A-115.00

Address of Property: See Exhibit "A"

OATH OF CONSIDERATION

The undersigned hereby swears and affirms that the actual consideration or true value of this transfer, whichever is greater, is $1,869,300.00.

AFFIANT:

AMERICAN HOMES 4 RENT TRS, LLC,
a Delaware limited liability company

By: _____
Name: Helen Cho
Title: Vice President — Real Estate Transaction

ACKNOWLEDGMENT

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

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

WITNESS my hand and official seal.

_____
Signature of Notary Public

EXHIBIT "A"

Property Schedule

Parcel	File Code	Address	City	County	State	Zip
1	TN11037	5020 Highlander Drive	Antioch	Davidson	TN	37013
2	TN14809	1121 Holt Hills Place	Nashville	Davidson	TN	37211
3	TNA0041	1820 Clinch Place	Old Hickory	Davidson	TN	37138
4	TNA0072	1301 Blairfield Drive	Antioch	Davidson	TN	37013

EXHIBIT "A-1"

LEGAL DESCRIPTION

PARCEL 1 APN: 163 02 0 019.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67, ON THE PLAN OF HICKORY HIGHLAND PLACE-PHASE 1, OF RECORD IN BOOK 9700, PAGE 189, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CONVEYED TO AH4R-TN3, LLC, BY DEED FROM AMERICAN HOMES 4 RENT PROPERTIES ONE, LLC, OF RECORD IN INSTRUMENT NO. 20181218-0122988, RECORDED ON DECEMBER 18, 2018, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5020 HIGHLANDER DRIVE, ANTIOCH, TN 37013.

PARCEL 2 APN: 172-15-0A-059.00

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 71 ON THE PLAN OF HOLT WOODS, SECTION FIVE, OF RECORD IN PLAT BOOK 9700, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AH4R-TN3, LLC, BY DEED FROM AMERICAN RESIDENTIAL LEASING COMPANY, LLC, OF RECORD IN INSTRUMENT NO. 20200205-0013621, RECORDED ON FEBRUARY 5, 2020, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1121 HOLT HILLS PLACE, NASHVILLE, TN 37211.

PARCEL 3 APN: 064-03-0A-073.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 160 ON THE PLAN OF PHASE TWELVE, SECTION TWO (2), BRANDYWINE POINTE, OF RECORD IN BOOK 7900, PAGE 15 WITH A SURVEYORS CERTIFICATE OF CORRECTION OF RECORD IN BOOK 9828, PAGE 823, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AH4R-TN3, LLC, AS SUCCESSOR-BY-MERGER WITH AH4R I TN, LLC, BY DEED OF RECORD IN INSTRUMENT NO. 20120925-0087181, RECORDED ON SEPTEMBER 25, 2012, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1820 CLINCH PLACE, OLD HICKORY, TN 37138.

PARCEL 4 APN: 174-11-0A-115.00

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 211 ON THE PLAN OF THE FIRST REVISION TO CANE RIDGE FARMS, PHASE ONE, SECTION THREE OF RECORD IN INSTRUMENT NO. 20020712-0084136 AND CORRECTED BY OWNERS CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT 20030210-0018021, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AH4R-TN3, LLC, AS SUCCESSOR-BY-MERGER WITH AH4R I TN, LLC, BY DEED OF RECORD IN INSTRUMENT NO. 20121102-0101203, RECORDED ON NOVEMBER 2, 2012, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Jordan Kushner, 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 October 8, 2024 (date of document).

Affiant Signature

10-8-2024
Date

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____. 2_____.

_____
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

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

Subscribed and sworn to (or affirmed) before me on this 8th day of October, 2024, by Jordan Kushner,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

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

(Seal) Signature