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# 1195055 DEEDWARRSP
10/17/2024 12:47:30 PM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20241017-0080680

SPECIAL WARRANTY DEED

Send tax bills to:
Zelalem Belay and Eden Woldemedhin
2312 Haskell Drive
Nashville, TN 37013

Name and address of new owner:
Zelalem Belay and Eden Woldemedhin
2312 Haskell Drive
Nashville, TN 37013

Map parcel number: 17411 0A 21300 CO

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,

AMH 2014-3 Borrower, L.P. (fka AMH 2014-3 Borrower, LLC), a Delaware limited partnership

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

Zelalem Belay and Eden Woldemedhin, 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 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.

AFFIDAVIT OF VALUE

STATE OF ~~GEORGIA~~ TN)

COUNTY OF ~~GWINNETT~~) Davidson

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

Tiffany Kelley
AFFIANT -

Subscribed and sworn to before me, this 16 day of October, 2024.

Cari Allen
NOTARY PUBLIC
My Commission Expires:
7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Property address: 2312 Haskell Drive, Nashville, TN 37013

Witness our hand this 10th day of October, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AMH 2014-3 Borrower, L.P., a Delaware limited partnership

By: AMH 2014-3 Borrower GP, LLC

Its: General Partner

_____

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 10-9-2024 before me, Arianna DiTomaso, 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 Arianna DiTomaso (Seal)

ARIANNA DITOMASO
Notary Public - California
Ventura County
Commission # 2487066
My Comm. Expires Apr 16, 2028

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 312 ON THE FINAL PLAT PLAN OF CANE RIDGE FARMS, PHASE FOUR, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20030721-0101773, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to AMH 2014-3 Borrower, LLC, by virtue of that certain Quit Claim Deed dated November 25, 2014, and being of record at Instrument No. 20141204-0111068 in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Kaye Clark, 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 this 16 day of October, 2024.

Affiant Signature

10-16-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of October, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

