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# 1195100 DEEDWARRSP
10/17/2024 01:41:30 PM 5 pgs
Fees: $28.00 Taxes: $1,350.13
20241017-0080726

SPECIAL WARRANTY DEED

Send tax bills to:
Stephanie Mendoza
2612 Mesa Dr
Nashville, TN 37217

Name and address of new owner:
Stephanie Mendoza
2612 Mesa Dr
Nashville, TN 37217

Map parcel number: 164-10-0A-224.00-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,

AH4R - TN 3, LLC, a Delaware limited liability company,

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

Stephanie Mendoza, single,

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.

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 Sept, 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-TN 3, 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 9/11/2024 before me, Arianna DiTomaso, 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 Arianna DiTomaso **(Seal)**

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

LEGAL DESCRIPTION

(Exhibit A)

Order Number: 24NT00963

Land in Davidson County, Tennessee, being Lot No. 145, on the Final Plat, Village Four, Summerfield, of record in Instrument No. 20030401-0042979, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.
Being part of the same property conveyed to AH4R-TN3, LLC, a Delaware Limited Liability Company from American Homes 4 Rent Properties Six, LLC, a Delaware Limited liability Company, by Quitclaim Deed dated 01/15/2020 and recorded 01/30/2020 in Instrument No. 20200130-0010900 and corrected in Instrument No. 20200407-0036590, Register's Office of said County.
Being the same property conveyed to American Homes 4 Rent Properties Six, LLC, a Delaware Limited Liability Company from Tiffany H. Lipscomb (Who obtained title as Tiffany L. Hilliard, an unmarried woman) and husband, Eric Lipscomb, by Warranty Deed dated 06/10/2013 and recorded 06/12/2013 in Instrument No. 20130612-0059879, Register's Office of said County.

This is an improved property commonly known as: 505 Stardale Way, Antioch, TN 37013-2255

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF Davidson county

The actual consideration (or value, whichever is greater) for this transfer is $364,900.00.

AFFIANT

Subscribed and sworn to before me, this 18 day of September, 2024.

NOTARY PUBLIC
My Commission Expires:
3-3-2025



Property address: 505 Stardale Way, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 9/11/2024 (date of document).

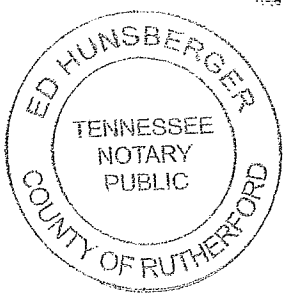
Affiant Signature

10-17-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 of October, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26