Karen Johnson Davidson County
Batch# 1195971 DEEDWARRSP
10/21/2024 11:23:30 AM 5 pgs
Fees: $28.00 Taxes: $1,665.00
20241021-0081508

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

SPECIAL WARRANTY DEED

Send tax bills to:
Nicholas George Barreiro
2029 Pulley Place
Nolensville, TN 37135

Name and address of new owner:
Nicholas George Barreiro
2029 Pulley Place
Nolensville, TN 37135

Map parcel number: 181 10 0A 116.00

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,

Nicholas George Barreiro, an unmarried 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 9th day of October, 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: 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 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
Legal Description

MORE COMMONLY KNOWN AS: 7028 Oak Brook Terrace. Brentwood. TN 37027

TAX PARCEL ID/APN (For informational purposes only): 181 10 0A 116.00

Situated in the County of Davidson. State of Tennessee:

Land in Davidson County. Tennessee. being Lot No. 330 on the Plan of Phase Three. Autumn Oaks of record in Plat Book Instrument #20031029-0159380. Register's Office for Davidson County. Tennessee. to which plan reference is hereby made for a more particular description of said lot.

Subject to:

One Fourth of an acre reserved for graveyard with rights of ingress and egress of record in Book 261. page 284 and Book 6704. Page 397. said Register's Office.

Subject to flow of water of Mill Creek and rights of public therein.

Subject to rights of upper and lower riparian owners to flow of the waters of Mill Creek. free from dimunition or pollution.

Being the same property conveyed to AH4R-TN3. LLC. A DELAWARE LIMITED LIABILITY COMPANY by Trustee's Deed from RUBIN LUBLIN TN. PLLC. SUBSTITUTE TRUSTEE of record in DOC#/BOOK-PAGE: 20170602-0055384 / NA. Register's Office for Davidson County. Tennessee. dated 05/05/2017 and recorded on 06/02/2017.

Said property being the same property conveyed by TRUSTEE'S DEED from RUBIN LUBLIN TN. PLLC. SUBSTITUTE TRUSTEE to AH4R-TN3. LLC. A DELAWARE LIMITED LIABILITY COMPANY. recorded June 2. 2017. at Instrument No. 20170602-0055384. Book Page of the Register's Office of Davidson County. Tennessee.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 450,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF GA

COUNTY OF Gwinnett

Sworn to before me this 9th day of OCTOBER, 20 24.

Notary Public
My Commission Expires:

STATE OF OKLAHOMA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property Address: 7028 Oak Brook Terrace, Brentwood, TN 37027

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 **10/09/2024** (date of document).

Affiant Signature

10/09/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this **9th** day of OCTOBER, 20 24,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027