This instrument prepared by and (MAIL)
instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Nissi Painting Corp.
947 Curd Rd
Mount Juliet, TN 37122

Name and address of new owner:
Nissi Painting Corp.
947 Curd Rd
Mount Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1197409 DEEDWARRSP
10/23/2024 01:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,369.00
20241023-0082418

Map parcel number: 176-05-0A-080.00-CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

SPECIAL WARRANTY DEED

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,

Nissi Painting Corp., a Tennessee Corporation

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 appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees 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 matters appearing of record and real property taxes.

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 whomsoever.

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-TN8 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 # 2467066
My Comm. Expires Apr 16, 2028

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 6632 Shadyview Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 176-05-0A-080.00-CO

Situated in the County of Davidson, State of Tennessee:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 291 on the Plan of Hickory Woods Estates, Section "C" of record in Plat Book 6900, Page 884 through 887, inclusive, in the Register's Office for a Davison County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to AH4R-TN3, LLC, a Delaware Limited Liability Company by Quitclaim deed from ARP 2014-1 Borrower, LLC, a Delaware Limited Liability Company of record in Instrument Number 20200130-0010890, Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on January 30, 2020.

Being the same property conveyed to ARP 2014-1 Borrower, LLC, a Delaware limited liability company by Special Warranty deed from American Residential Leasing Company, LLC, a Delaware limited liability company of record in Instrument Number 20140829-0079368, Register's Office for Davidson County, Tennessee, dated August 26, 2014 and recorded on August 30, 2014.

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 $ 370,000.00 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:

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property Address: 6632 Shadyview Drive, Antioch, TN 37013

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 October 9, 2024 (date of document).

Affiant Signature

October 9, 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)

