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# 1198786 DEEDWARRSP
10/30/2024 02:00:30 PM 5 pgs
Fees: $28.00 Taxes: $1,350.50
20241030-0083669

SPECIAL WARRANTY DEED

Send tax bills to:
Juan Lopez Rios and Cristina Lopez
5020 Highlander Drive
Antioch, TN 37013

Name and address of new owner:
Juan Lopez Rios and Cristina Lopez
5020 Highlander Drive
Antioch, TN 37013

Map parcel number: 163-02-0-019.00

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,

American Homes 4 Rent TRS, LLC a Delaware Limited Liability Company

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

Juan Lopez Rios and Cristina Lopez, husband and wife

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 23rd 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.

American Homes 4 Rent TRS, LLC, a Delaware Limited Liability Company

By: Helen Cho

Its: Vice President - Real Estate Tranactions

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 10-23-2024 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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

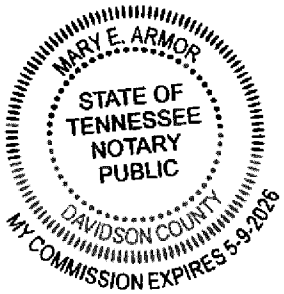
COUNTY OF Davidson county

The actual consideration (or value, whichever is greater) for this transfer is $365,000.00.

AFFIANT

Subscribed and sworn to before me, this 28th day of OCTOBER, 2024.

NOTARY PUBLIC
My Commission Expires:



Property address: 5020 Highlander Drive, Antioch, TN 37013

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5020 Highlander Drive, Antioch, TN 37013

TAX PARCEL ID APN (For informational purposes only): 163-02-0-019.00

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. 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 part of the same property conveyed to AH4R-TN3, LLC, a Delaware Limited Liability Company, by Quitclaim Deed dated December 18, 2018 from American Homes 4 Rent Properties One, LLC, a Delaware Limited Liability Company, recorded December 18, 2018 in Instrument No. 20181218-0122988 in the Register's office.

Being the same property conveyed to American Homes 4 Rent Properties One, LLC, a Delaware Limited Liability Company by Warranty Deed dated December 24, 2012 from AH4R-TN II, LLC, a Delaware Limited Liability Company, recorded December 31, 2012 in Instrument No. 20121231-0120806 in the Register's Office.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 10/23/24 (date of document)

Regina Sullo

Affiant Signature

October 29 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 29th day of October, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

