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# 1208758 DEEDWARRSP
11/27/2024 08:43:30 AM 5 pgs
Fees: $28.00 Taxes: $2,405.00
20241127-0092758

SPECIAL WARRANTY DEED

Send tax bills to:
Michael P Illobre and Nathanial Robinson
1820 Clinch Place
Old Hickory, TN 37138

Name and address of new owner:
Michael P Illobre and Nathanial Robinson
1820 Clinch Place
Old Hickory, TN 37138

Map parcel number:

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,

Michael P Illobre and Nathanial Robinson, a married couple

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 13th day of November, 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: Brian Soh - AVP Counsel

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 11/13/2024 before me, Svetlana Radeva, Notary Public, personally Appeared, Brian Soh, 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 _____ **(Seal)**

SVETLANA RADEVA
Notary Public - California
Los Angeles County
Commission # 2448444
My Comm. Expires May 30, 2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF Davidson county

The actual consideration (or value, whichever is greater) for this transfer is $650,000.00.

AFFIANT

Subscribed and sworn to before me, this 22 day of November, 2024.

NOTARY PUBLIC
My Commission Expires:

Property address: 1820 Clinch Place, Old Hickory, TN 37138

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1820 Clinch Place, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 064030A073.00CO

Situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 160 on the PLAN OF PHASE TWELVE, SECTION TWO (2), BRANDYWINE POINTE, of record in Plat Book 9700, Page 15 with a surveyors Certificate of Correction of record in Book 9828, Page 823 and Amendment recorded in Book 9988, Page 107, in the register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being Part of the same property conveyed to American Homes 4 Rent TRS, LLC., a Delaware Limited Liability Company, by Special Warranty Deed from AH4R-TN3, LLC., a Delaware Limited Liability Company, of record in Instrument No. 20241008-0078127, in the Register's Office of Davidson County, Tennessee, dated October 08, 2024 and recorded on October 08, 2024.

Being the same property conveyed to AH4R I TN, LLC, a Delaware Limited Liability Company, by Warranty Deed from David S. Bankey and wife, Lori A. Bankey, of record in Instrument No. 20120925- 0087181, in the Register's Office of Davidson County, Tennessee, dated September 19, 2012 and recorded on September 25, 2012.

True Copy Certification

I, **Tonya Cherry,** 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 the 22 day of November, 2024.

Affiant Signature
Date 11-25-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028