Karen Johnson Davidson County
Batch# 1212788 DEEDWARRSP
12/05/2024 10:14:30 AM 5 pgs
Fees: $28.00 Taxes: $1,492.95
20241205-0094457

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:
**Equity 305 Naples LLC, a Limited Liability Company**
20200 W. Dixie Hwy.,, Suite 1009
Miami, FL 33180

Name and address of new owner:
Equity 305 Naples LLC, a Limited Liability Company
20200 W. Dixie Hwy., Suite 1009
Miami, FL 33180

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,

**Equity 305 Naples LLC, a Tennessee limited liability company**

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

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

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 1121 Holt Hills Place, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 172 15 0A 059.00

A Certain Tract or Parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Holt Woods, Section Five, of record in Plat Book 9700, Page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

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

## AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $403,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

Sworn to and subscribed before me this 4th day of December, 2024.

Notary Signature
My commission expires: Apr. 23, 2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Property Address: 1121 Holt Hills Place, Nashville, TN 37211

# Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is true and exact copy of the original document executed and authenticated according to law on December 4, 2024.

Steve Berneman

Date: 4th day of December, 2024

State of Tennessee

County of Davidson

Sworn and subscribed before me on 4th day of December, 2024 by Steve Berneman.

Name: Rachel Odom

Title: Notary Public

My commission expires: 5-24-28

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY