Karen Johnson Davidson County
Batch# 1216534 DEEDWARRSP
12/16/2024 10:05:30 AM 6 pgs
Fees: $33.00 Taxes: $1,239.50
20241216-0097308

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
NISAR A. MOHAMMADI	NISAR A. MOHAMMADI	182-06-0A-369.00-CO
6765 SUGAR HILL	6765 SUGAR HILL	
NASHVILLE, TN 37211	NASHVILLE, TN 37211	

This Deed executed this 11th day of Dec 2024, for and in consideration of Three Hundred Thirty-Five Thousand and 00/100 Dollars ($335,000.00), 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. AMH 2014-2 BORROWER, LP has/have this day bargained and sold, and do hereby transfer and convey unto the said NISAR A. MOHAMMADI, MARRIED, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to AMH 2014-2 BORROWER, LP by Deed dated 11/13/2018 and recorded on 12/18/2018, as Instrument No. 20181218-0123068 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as: **9236 THOMASON TRAIL, ANTIOCH, TN 37013.**
This instrument was prepared without the benefit of a title examination.

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 successors, assigns and legal 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.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Witness our hand this 11th day of Dec, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AMH 2014-2 Borrower, L.P.,a Delaware limited partnership

By: AMH 2014-2 Borrower GP, LLC
Its: General Partner

By: Helen Cho,
Its: Vice President - Real Estate Transactions

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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 12/11/2024 before me, KARI HARE, 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 Ka H (Seal)

KARI HARE
Notary Public - California
Ventura County
Commission # 2415774
My Comm. Expires Sep 14, 2026

EXHIBIT "A"

STREET ADDRESS: 9236 THOMASON TRAIL, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: TN14123-SUB18

TAX PARCEL ID/APN: 182 06 0A 369.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 306, FINAL PLAT, OLD HICKORY PHASE THREE, SECTION TWO SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20070516-0058484, REGISTER'S OFFICE FOR A DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED FROM YOUNG NAM YI (BORROWER) CONVEYED TO SCOTT HAYNES , TRUSTEE, TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC, BY DEED RECORDED ON 12/9/2014, IN BOOK/PAGE 20141209/0112726, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

OATH OF VALUE STATEMENT

STATE OF
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 335,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the _____ day of _____, 20____.

See next Page

Notary Public
My commission expires:

SEAL

Name and address for person(s) responsible for taxes:
NISAR MOHAMMADI
6765 SUGAR HILL
NASHVILLE, TN 37211

Name and Address of property owner:
NISAR MOHAMMADI
6765 SUGAR HILL
NASHVILLE, TN 37211

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
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 11th day of December, 20 24, by Helen Cho,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

KARI HARE
Notary Public - California
Ventura County
Commission # 2415774
My Comm. Expires Sep 14, 2026

(Seal) Signature Kari Hare

I Lisa Allard, 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 December 16, 2024.

Lisa Allard December 16, 2024
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this December 16, 2024.

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY