Karen Johnson Davidson County
Batch # 1216535 DEEDWARRSP
12/16/2024 10 08 36 AM 4 pgs
Fees $23 00 Taxes $1,539 20
20241216-0097310

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
**Fengling Li**
1301 Blairfield Drive
Antioch, TN 37013

Name and address of new owner
Fengling Li
1301 Blairfield Drive
Antioch, TN 37013

Map parcel number

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,

**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,

**FENGLING LI, A Single Woman, As Sole Ownership**

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

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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 13 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 $416,000 00.

Madelyn Shrier
AFFIANT

Subscribed and sworn to before me, this 6 day of December, 2024.

NOTARY PUBLIC
My Commission Expires.
3 20 28

Property address: 1301 Blairfield Drive, Antioch, TN 37013

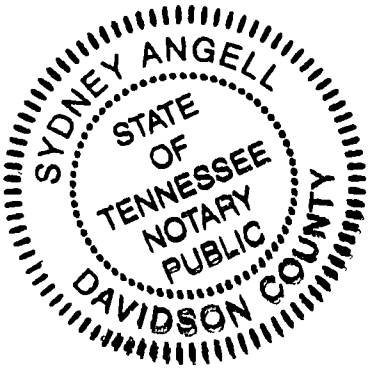


**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 1301 Blairfield Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 174-11-OA-115.00

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of the First Revision to Cane Ridge Farms, Phase One, Section Three of record in Instrument No. 20020712-0084136 and corrected by Owners Certificate of Correction of record in Instrument 20030210-0018021, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AH4R-TN3, LLC, as successor-by-merger with AH4R1 TN, LLC by Deed of record in Instrument No. 20121102-0101203, recorded on November 2, 2012 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to American Homes 4 Rent TRS, LLC, a Delaware Limited Liability Company, by deed dated 10/08/2024, from AH4R-TN3, LLC, a Delaware Limited Liability Company of record in Instrument No. 20241008-0078127 in the Register's Office for Davidson County, Tennessee