Karen Johnson Davidson County
Batch# 1217062 DEEDWARRSP
12/17/2024 08:26:30 AM 5 pgs
Fees: $28.00 Taxes: $1,306.10
20241217-0097652

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
CASH4HOME, LLC AND DAVID BESHARA, A[illegible]MAN	CASH4HOME, LLC AND DAVID BESHARA, A MAN	164 10.0A 121.00
330 GLEAVES LANE	330 GLEAVES LANE	
NOLENSVILLE, TN 37135	NOLENSVILLE, TN 37135	

This Deed executed this 11 day of December 20 24, for and in consideration of **Three Hundred Fifty-Three Thousand and 00/100 Dollars ($353,000.00),** 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, **AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY** has/have this day bargained and sold, and do hereby transfer and convey unto the said **CASH4HOME, LLC AND DAVID BESHARA, A[illegible]MAN**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

Land in Davidson County, Tennessee, being all of Lot No. 327, on the plan of VILLAGE TWO, SUMMERFIELD, of record in Instrument No. 20000929-0096421, of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a part of the same property conveyed to AH4R-TN3, LLC, a Delaware Limited Liability Company, by Quitclaim Deed from American Residential Leasing Company, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20200205-0013621, in the Register's Office of Davidson County, Tennessee, dated January 15, 2020, and recorded on February 05, 2020.

Property known as: **2612 MOUNTAIN DALE COURT, 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 11 day of December, 20____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

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.

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 Kari Hare (Seal)

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

OATH OF VALUE STATEMENT

STATE OF TN
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 353,000, 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 16 day of December, 2024.

Notary Public
My commission expires: 9.5.2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

SEAL

Name and address for person(s) responsible for taxes:
CASH4HOME, LLC AND DAVID BESHARA
330 GLEAVES LANE
NOLENSVILLE, TN 37135

Name and Address of property owner:
CASH4HOME, LLC AND DAVID BESHARA
330 GLEAVES LANE
NOLENSVILLE, TN 37135

Certificate of Authenticity

I, Holly A. Mason, 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 11, 2024.

Affiant Signature

12/9/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of December, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

