Karen Johnson Davidson County
Batch# 1221780 DEEDWARRSP
12/31/2024 08:07:30 AM 7 pgs
Fees: $38.00 Taxes: $1,254.30
20241231-0101235

This Instrument Prepared By and Return to:
MATTHEW KNABLE TN Bar No. 034587
o/b/o BC LAW FIRM, P.A.
P.O. BOX 52773
KNOXVILLE, TN 37950

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
MENA MABROK, an unmarried man and MONA ESHAK, a married woman, AS TENANTS IN COMMON	NEW AMERICAN FUNDING, LLC	164-13-B-014.00 CO
800 CAINBROOK COURT	14511 Myford Road, Ste 100	
ANTIOCH, TN 37013	TUSTIN, CA 92780	

This Deed executed this 17th day of December 20 24, for and in consideration of **Three Hundred Thirty-Nine Thousand and 00/100 Dollars ($339,000.00),** 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 **MENA MABROK, AN UNMARRIED MAN, AND MONA ESHAK, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Section Six, Asheford Crossing, of record in Instrument No. 20001010-0100374, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being conveyed to AH4R-TN3, LLC in deed recorded 01/15/2020 at Instrument No. 20200115-0005598 in the Register's Office of Davidson County Tennessee.

Property known as: **800 CAINBROOK 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 17th day of December, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AH4R-TN 3, LLC, a Delaware Limited liability Company

_____

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

STATE OF CALIFORNIA)
) SS.
COUNTY OF _____ Los Angeles_____)

On _____ before me, _____, Notary Public, personally Appeared _____ 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)**

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 17 day of December, 2024, 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

OATH OF VALUE STATEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $339,000.00, 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___.

Notary Public
My commission expires:

SEAL

Name and address for person(s) responsible for taxes:
MENA MABROK AND MONA ESHAK
800 CAINBROOK COURT
ANTIOCH, TN 37013

Name and Address of property owner:
MENA MABROK AND MONA ESHAK
800 CAINBROOK COURT
ANTIOCH, TN 37013

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 17 day of December, 2024, 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

Certification of Recorded Documents

I, Karen Suggs, 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 27, 2024.

(AFFIANT) – Karen Suggs

12/27/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 27th day of December, 2024.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY