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

Karen Johnson Davidson County
Batch # 1221932 DEEDWARRSP
12/31/2024 10 36 29 AM 6 pgs
Fees $33 00 Taxes $1,350 13
20241231-0101433

SPECIAL WARRANTY DEED

Send tax bills to·
PNC Bank, N.A.
3232 Newmark Drive
Miamisburg, OH 45342

Name and address of new owner.
Olugbenga Lamina
6000 Blue Hole Way
Antioch, TN 37013

Map parcel number· 173-04-0B-018.00-CO

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,

AH4R -TN3, LLC, a Delaware limited liability company,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Olugbenga S. Lamina and Meaghan Lamina, Husband and Wife

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

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, 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-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By Helen Cho
Its: Vice President - Real Estate Transactions

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
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 364,900.00, 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:
OLUGBENGA LAMINA
6000 BLUE HOLE WAY
ANTIOCH, TN 37013

Name and Address of property owner:
OLUGBENGA LAMINA
6000 BLUE HOLE WAY
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 11th 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.



(Seal) Signature Kari Hare

EXHIBIT "A"
Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE FINAL PLAT OF BLUE HOLE POINTE OF RECORD IN INSTRUMENT NO. 20060531-0063584, TO WHICH REFERENCE IS HEREBY MADE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to ARP 2014-1 Borrower, LLC, by deed from American Residential Leasing Company, LLC, of record in Instrument 20140829-0079368, said Register's Office, dated August 26, 2014.

Map-Parcel No.: 173-040B-018.00 CO

Order No.: TN14815