Karen Johnson Davidson County
Batch# 1222280 DEEDWARRSP
12/31/2024 01:28:30 PM 6 pgs
Fees: $33.00 Taxes: $1,295.00
20241231-0101568

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
PRINCE BOY WOYAH, UNMARRIED	PRINCE BOY WOYAH, UNMARRIED	176-02-0-061.00
1920 TREEVIEW COURT	1920 TREEVIEW COURT	
ANTIOCH, TN 37013	ANTIOCH, TN 37013	

This Deed executed this 11 day of December 2024, for and in consideration of **Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00),** 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 **PRINCE BOY WOYAH, UNMARRIED**, 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. 204 on the Plan of Peppertree Forest, Section 19 of record in Plat Book 7900, Page 783, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same premises conveyed to AH4R - TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY from CAROL E. SMALLWOOD AND HUSBAND JAMES D. SMALLWOOF, JR. by Deed dated 01/05/2018, and recorded on 01/08/2018, as Instrument No., 20180108-0002256, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as: 1920 TREEVIEW 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, 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

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 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 $350,000.00, 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:
PRINCE BOY WOYAH
1920 TREEVIEW COURT
ANTIOCH, TN 37013

Name and Address of property owner:
PRINCE BOY WOYAH
1920 TREEVIEW 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 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.

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

(Seal)

Signature Kari Hare

Certificate of Authenticity

I, Joshua A. Terry, 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 12/11/24.

Affiant Signature – Joshua A. Terry

12/19/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/19/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27