Karen Johnson Davidson County
Batch# 1234122 DEEDWARRSP
02/04/2025 01:42:30 PM 5 pgs
Fees: $28.00 Taxes: $1,587.30
20250204-0008453

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
JURITHA M. BRENT, SINGLE	Pacific Lending, LLC	173160A28700CO
3177 HIDDEN CREEK DRIVE	3800 Concours Street, Suite 160	
ANTIOCH, TN 37013	Ontario, CA, 91764	

This Deed executed this 4 day of February 2025, for and in consideration of **Four Hundred Twenty-Nine Thousand and 00/100 Dollars ($429,000.00)**, 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, **AMH 2014-3 Borrower, L.P. (fka AMH 2014-3 Borrower, LLC), a Delaware limited partnership** has/have this day bargained and sold, and do hereby transfer and convey unto the said **JURITHA M. BRENT, SINGLE**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of HIDDEN CREEK PHASE 5 (A CLUSTER LOT SUBDIVISION) of record in Instrument No. 20060627-0076912, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to AMH 2014-3 Borrower, L.P. (fka AMH 2014-3 Borrower, LLC), a Delaware limited partnership, by Warranty Deed from Ikram I. Ali and Shireen I. Ramazan, Husband and Wife, of record in Instrument No. 20120718-0063103, in the Register's Office of Davidson County, Tennessee, dated July 13, 2012 and recorded on July 18, 2012.

Property known as: **3177 HIDDEN CREEK DRIVE, 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 _____ day of _____, 20____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AMH 2014-3 Borrower, L.P., a Delaware limited partnership

By: **AMH 2014-3 Borrower GP, LLC,**
Its: **General Partner**

By: _____

Name: Allen Beck - AVP Counsel

It's: _____

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 1/30/2025 before me, Svetlana Radeva, Notary Public, personally

Appeared Allen Beck 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 _____

SVETLANA RADEVA
Notary Public · California
Los Angeles County
Commission # 2448444
My Comm. Expires May 30, 2027

OATH OF VALUE STATEMENT

STATE OF **Tennessee**
COUNTY OF **Montgomery**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 429,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Juritha M Brent
Affiant

Subscribed and sworn to before me this the 4 day of February, 20 25.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 1-8-2028

SEAL

Name and address for person(s) responsible for taxes:
Pacific Lending, LLC
3800 Concours Street, Suite 160
Ontario, CA, 91764

Name and Address of property owner:
JURITHA M. BRENT
3177 HIDDEN CREEK DRIVE
ANTIOCH, TN 37013

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **January 30, 2025**.

Affiant Signature

02/04/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **February 4, 2025**.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY