Send tax bills to:
SUSANNA POEYSTI AND ZACHARY CARLSON
3501 MOUNT VIEW RIDGE DRIVE
ANTIOCH, TN 37013

Name and address of new owner:
SUSANNA POEYSTI AND ZACHARY CARLSON
3501 MOUNT VIEW RIDGE DRIVE
ANTIOCH, TN 37013

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

Karen Johnson Davidson County
Batch# 1236668 DEEDWARRSP
02/12/2025 04:02:30 PM 7 pgs
Fees: $38.00 Taxes: $1,220.63
20250212-0010818

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE LLC
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. MNT-571607

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 150120C00100 CO

SPECIAL WARRANTY DEED

This Deed executed this 4 day of Feb 2025, for good consideration of Three Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars **($329,900.00)**, I (We) **AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 23975 PARK SORRENTO, 3RD FLOOR, CALABASAS, CA 91302, hereby bargain, deed, and convey to **SUSANNA POEYSTI AND ZACHARY CARLSON, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY** whose mailing address is 3501 MOUNT VIEW RIDGE DRIVE, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY by Deed dated 01/15/2020 and recorded on 02/05/2020 , as Instrument No., 20200205-0013621 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 150120C00100 CO
Property Address: 3501 MOUNT VIEW RIDGE 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 appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Witness our hand this 4 day of Feb, 2025, 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: _____

Name: Helen Cho, Vice President

Title: _____

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 2/4/2025 before me, Svetlana Radeva, 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 _____

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

_____
Notary Public
My Commission Expires: _____

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 $329,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant Helen Cho

Subscribed and sworn to before me this the _____ day of _____, 20___.

_____
Notary Public
My commission expires:

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 4th day of February, 2025, by Helen Cho

_____,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature _____

File No: LLHI-27635-25

EXHIBIT A

Property 1:
Lying and being in Davidson County, Tennessee, and being Lot No. 1 on the Plan of Final Plat, Mt. View Subdivision, Section One, of record in Book 11700, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to AH4R-TN3, LLC, a Delaware limited liability company, from American Residential Leasing Company, LLC, a Delaware limited liability company, by Quitclaim Deed dated January 15, 2020 and recorded February 5, 2020 in Instrument #20200205-0013621, said Register's Office.

Being the same property conveyed to American Residential Leasing Company, LLC, from Brandee D. Bishop, married, by Warranty Deed dated July 2, 2014 and recorded July 3, 2014 in Instrument #20140703-0058674, said Register's Office.

Map/Parcel #: Property 1:
150-12-0C-001-00

This property is more commonly referred to as follows:
3501 Mount View Ridge Drive, Antioch, TN 37013

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 4, 25 (date of document).

Jennifer Pennell

Feb 12, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 12, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

