Send tax bills to:
DANIEL NEGIA
3021 BLUFFHOLLOW GAP
ANTIOCH, TN 37013

Karen Johnson Davidson County
Batch# 1239559 DEEDWARRSP
02/21/2025 11:06:30 AM 6 pgs
Fees: $33.00 Taxes: $1,609.13
20250221-0012928

Name and address of new owner:
DANIEL NEGIA
3021 BLUFFHOLLOW GAP
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

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE LLC
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. MNT-571474

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

Map parcel number: 173080A11300CO

SPECIAL WARRANTY DEED

This Deed executed this 30th day of January 20 25, for good consideration of Four Hundred Thirty-Four Thousand Nine Hundred and 00/100 Dollars (**$434,900.00**), 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 **DANIEL NEGIA, SINGLE** whose mailing address is 3021 BLUFFHOLLOW GAP, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot(s) 95 as shown on the map entitled, Final Plat Section Four Deer Valley "Cluster Lot Subdivision", of record in Instrument No. 20061012-0126729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AH4R-TN3, LLC, a Delaware Limited Liability Company, by virtue of that certain Quit Claim Deed dated January 15, 2020, and being of record at Instrument No. 20200205-0013621 in the Register's Office of Davidson County, Tennessee.

APN: 173080A11300CO
Property Address: 3021 BLUFFHOLLOW GAP, 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 30th day of January, 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: Allen Beck - AVP Counsel

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 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

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 30th day of January, 20 25, by Allen Beck,

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

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

(Seal) Signature

OATH OF VALUE STATEMENT

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 434,900, 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 20th day of February, 2025

Notary Public
My commission expires:
SEAL 9.5.2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 2/20/25.

Affiant Signature

2/20/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 20 day of February, 2025.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28