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# 1242663 DEEDWARRSP
03/03/2025 04:10:30 PM 6 pgs
Fees: $33.00 Taxes: $1,331.63
20250303-0015834

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
AQUILLA PROPERTIES LLC. A TENNESSEE LIMITED LIABILITY COMPANY	**AQUILLA PROPERTIES LLC. A TENNESSEE LIMITED LIABILITY COMPANY**	**181-03-0A-012.00-CO**
101 SKELLY LANE	**101 SKELLY LANE**	
COLUMBIA, TN 38401	**COLUMBIA, TN 38401**	

This Deed executed this 19th day of February, 2025, for and in consideration of Ten Dollars ($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, **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 **AQUILLA PROPERTIES LLC. A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 12 on the Plan of Section One, Indian Creek Estates, of record in Plat Book 9700, Pages 556 and 557, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to AMH 2014-3 Borrower, LLC, a Delaware limited liability company by Quitclaim Deed from AH4R I TN, LLC, a Delaware limited liability company, of record in Instrument No. 20141204- 0111065 Register's Office for Davidson County, Tennessee, dated November 25, 2014 and recorded on December 04, 2014.

Property known as: **6552 BROKEN BOW 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 19th day of February, 20 25, 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. (FKA AMH 2014-3 BORROWER, LLC), A DELAWARE LIMITED PARTNERSHIP By AMH 2014-3 Borrower GP LLC Its: General Partner
By Allen Beck - AVP, Counsel

By: _____

Name: Allen Beck

Title: AVP - Counsel

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 2/19/2025 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 _____ **(Seal)**

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 $ 359,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Allen Beck

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:
AQUILLA PROPERTIES LLC. A TENNESSEE LIMITED LIABILITY COMPANY
101 SKELLY LANE
COLUMBIA, TN 38401

Name and Address of property owner:
AQUILLA PROPERTIES LLC. A TENNESSEE LIMITED LIABILITY COMPANY
101 SKELLY LANE
COLUMBIA, TN 38401

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 20th day of February, 2025, 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

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 2/19/2025 (date of document).

Affiant Signature

2/19/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY