Karen Johnson Davidson County
Batch # 1245529 DEEDWARRSP
03/10/2025 02 51 20 PM 5 pgs
Fees $28 00 Taxes $1,480 00
20250310-0017989

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-25-3820

Send tax bills to:
RACHEL SCHUMACHER AND STEVEN SCHUMACHER
3820 GRANT RIDGE LANE
ANTIOCH, TN 37013

Name and address of new owner:
RACHEL SCHUMACHER AND STEVEN SCHUMACHER
3820 GRANT RIDGE LANE
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-572645

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

Map parcel number: 173 16 0A 195 00

SPECIAL WARRANTY DEED

This Deed executed this 3rd day of March 2025, for good consideration of Four Hundred Thousand and 00/100 Dollars **($400,000.00)**, 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 **RACHEL SCHUMACHER, AN UNMARRIED WOMAN AND STEVEN SCHUMACHER, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** whose mailing address is 3820 GRANT RIDGE LANE, 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 01/15/2020, as Instrument No. 20200115-0005598 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 173 16 0A 195 00
Property Address: 3820 GRANT RIDGE LANE, 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 3rd day of March, 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

Title Vice President - Real Estate Transactions

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 3/3/2025 before me, Chen Barkey - Notary Public, Notary Public, personally

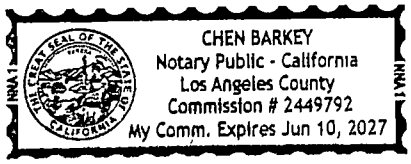
Appeared Helen Cho who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument 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 _____ **(Seal)**

(Seal)



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 $ 400,000.00, 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 3 day of Mar, 2025.

Notary Public
My commission expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

SEAL

Exhibit "A"
Legal Description

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 110 ON THE PLAN OF HIDDEN CREEK, PHASE 1, SECTION 1, PHASE 2 AND PHASE 3, SECTION 1 OF RECORD IN INSTRUMENT NO 20030213-0020016 AS CORRECTED IN INSTRUMENT NO 20030331-0042208, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION |

TAX ID NO:
173 16 0A 195 00