Karen Johnson Davidson County
Batch# 1247657 DEEDWARRSP
03/14/2025 03:52:30 PM 7 pgs
Fees: $38.00 Taxes: $1,576.20
20250314-0019224

This Instrument Prepared By:
MATTHEW KNABLE TN Bar No. 034587
o/b/o BC LAW FIRM, P.A.
P.O. BOX 52773
KNOXVILLE, TN 37950

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
PAMELA L. MOORE AND EARNEST WALTER MOORE, WIFE AND HUSBAND	THE LOAN STORE, INC.	183-050A-171.00 CO
416 CATSPAW PLACE	6340 NORTH CAMPBELL AVE. STE 100	
ANTIOCH, TN 37013	TUCSON, AZ 85718	

This Deed executed this 5th day of March 2025, for and in consideration of **Four Hundred Twenty-Six Thousand and 00/100 Dollars ($426,000.00),** 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, **AH4R-TN3 LLC A DELAWARE LIMITED LIABILITY COMPANY** has/have this day bargained and sold, and do hereby transfer and convey unto the said **PAMELA L. MOORE AND ERNEST WALTER MOORE, WIFE AND HUSBAND**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

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

Being a portion of the same property conveyed to AH4R-TN3, LLC, a Delaware Limited Liability Company by Quitclaim Deed from ARP 2014-1 Borrower, LLC, a Delaware Limited Liability Company of record in Instrument No. 20200130- 0010890 Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on January 30, 2020

Property known as: **416 CATSPAW PLACE, 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.

AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Helen Cho, Vice President

Title: _____

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

On, 3/5/2025, before me, Svetlana Radeva, a 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.

_____
Notary Public (Signature)

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

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 $ 426,000, 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 5th day of March, 2025.

Notary Public
My commission expires:
SEAL

Name and address for person(s) responsible for taxes:
PAMELA MOORE AND EARNEST WALTER MOORE
416 CATSPAW PLACE
ANTIOCH, TN 37013

Name and Address of property owner:
PAMELA MOORE AND EARNEST WALTER MOORE
416 CATSPAW PLACE
ANTIOCH, TN 37013

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 5th day of March, 2025, by Helen Cho

_____,

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 _____

Exhibit "A"
Legal Description

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. 118 on the Plan of October Woods, Phase One, Section Six of record in Plat Book 7900, page 909, and amended in Book 9700, page 915, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Property known as: **416 CATSPAW PLACE, ANTIOCH, TN 37013**.

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 03/05/25 (date of document).

Affiant Signature

03/12/25
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 12th day of March, 2025

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL