Karen Johnson Davidson County
Batch# 1249570 DEEDWARRSP
03/24/2025 01:57:30 PM 7 pgs
Fees: $38.00 Taxes: $1,424.13
20250324-0021945

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

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
SHAELAN PERRY WILLIAMS AND ANDREW DEWAN WILLIAMS	**SHAELAN PERRY WILLIAMS AND ANDREW DEWAN WILLIAMS**	**182-06-0A-075.00-CO**
7129 LEGACY DRIVE	**7129 LEGACY DRIVE**	
ANTIOCH, TN 37013	**ANTIOCH, TN 37013**	

This Deed executed this 30 day of January 2025, for and in consideration of **Three Hundred Eighty-Four Thousand Nine Hundred and 00/100 Dollars ($384,900.00),** 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 **SHAELAN PERRY WILLIAMS AND ANDREW DEWAN WILLIAMS , 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 deed dated 01/15/2020, from American Residential Leasing Company, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20200205-00136221, Register's Office for said County.

Property known as: **7129 LEGACY 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 30 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 _____ (Seal)

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

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 $384,900.00 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:
SHAELAN PERRY WILLIAMS AND ANDREW DEWAN WILLIAMS
7129 LEGACY DRIVE
ANTIOCH, TN 37013

Name and Address of property owner:
SHAELAN PERRY WILLIAMS AND ANDREW DEWAN WILLIAMS
7129 LEGACY DRIVE
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 30th day of January, 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

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Old Hickory Hills, Section I, Final Plat of record in Instrument No.20011023-0115382, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

MORE COMMONLY KNOWN AS: 7129 Legacy Drive, Antioch, TN 37013
TAX PARCEL ID/APN (For informational purposes only): 182-06-0A-075.00-CO

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1/30/2025.

Affiant Signature

3/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY