Karen Johnson Davidson County
Batch # 1253386 DEEDWARRSP
03/28/2025 11 05 38 AM 4 pgs
Fees $23 00 Taxes $1,369 00
20250328-0023383

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
ESHETU ELIAS, SINGLE	ESHETU ELIAS, SINGLE	16413016900
5749 MURPHYWOOD CROSSING	5749 MURPHYWOOD CROSSING	
ANTIOCH, TN 37013	ANTIOCH, TN 37013	

This Deed executed this 4th day of February 20 25, for and in consideration of **Three Hundred Seventy Thousand and 00/100 Dollars ($370,000.00),** 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, successor in interest to AH4R I TN, LLC, a Delaware Limited Liability Company,** has/have this day bargained and sold, and do hereby transfer and convey unto the said **ESHETU ELIAS,** an unmarried ~~man~~ **person**, 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. 159 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development, as of record in Book 9700, page 545, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same premises conveyed to AH4R I TN, LLC, A DELAWARE LIMITED LIABILITY COMPANY from EDITH DUMINIE AND HUSBAND, WILL MCKINNEY by Deed dated 09/28/2012, and recorded on 10/04/2012, as Instrument No . 20121004-0090854, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee

Property known as 5749 MURPHYWOOD CROSSING, 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 4th day of February, 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,
successor in interest to AH4R I TN, 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, 2/4/2025. 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.

(Seal)

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

Notary Public (Signature)
Commission Expires:_____

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 $ 370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant Helen Cho

Affiant

Subscribed and sworn to before me this the 21st day of February, 2025

Notary Public
My commission expires. 3/22/26

SEAL

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Name and address for person(s) responsible for taxes:
ESHETU ELIAS
5749 MURPHYWOOD CROSSING
ANTIOCH, TN 37013

Name and Address of property owner:
ESHETU ELIAS
5749 MURPHYWOOD CROSSING
ANTIOCH, TN 37013