Karen Johnson Davidson County
Batch# 1270810 DEEDWARR
05/08/2025 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250508-0036149

Name and Address of New Owner:
Cory Wasson and Anna Wasson
6552 Broken Bow Drive,
Antioch, TN 37013

Send Tax Bills To:
United Community Bank
1133 Ocean Avenue, Mailstop DP6954
Lakewood, NJ 08701

This Instrument Prepared By:
Carly Woodring
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Map & Parcel No: 181-03-0A-012.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Aquilla Properties LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cory Wasson and Anna Wasson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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 the same property conveyed to AH4R I TN, LLC, a Delaware and limited liability company by Warranty Deed from Donald Slaton and wife, Janice Slaton of record in Instrument No. 20121022-0096637 Register's Office for Davidson County, Tennessee, dated October 19, 2012 and recorded on October 22, 2012.

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.

Being the same property conveyed to Aquilla Properties LLC, A Tennessee Limited Liability Company by Special Warranty Deed from AMH 2014-3 Borrower, L.P. (FKA AMH 2014-3 Borrower, LLC), A Delaware limited partnership of record in Instrument No. 20250303-0015834 Register's Office for Davidson County, Tennessee, dated February 19, 2025 and recorded on March 03, 2025.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of May, 2025.

Aquilla Properties LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Sarah Rogers, Authorized Signer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Kerry Majors of the state and county mentioned, personally appeared Sarah Rogers, Authorized Signer of Aquilla Properties, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Aquilla Properties, the within named bargainor, a Limited Liability Company, and that such Sarah Rogers, Authorized Signer of Aquilla Properties as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in Lebanon, this 2nd day of May, 2025.

_____
Notary Signature

Printed Name: Kerry Majors
My commission expires: 8-5-2027

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 2nd day of May, 2025.

_____
Notary Signature
My commission expires: 8-5-2027

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 5/2/2025 (date of document).

Affiant Signature

5/2/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

