Karen Johnson Davidson County
Batch# 1274441 DEEDWARRSP
05/19/2025 10:37:30 AM 6 pgs
Fees: $33.00 Taxes: $1,369.00
20250519-0039141

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
MINA ESHAK AND MICHAEL ESHAK	Pinnacle Bank	164-13-0A-007.00-CO
6100 Bent Wood Dr.	21 Platform Way S., #2300	
Antioch, TN 37013	Nash., TN 37203	

This Deed executed this 7th day of May 2025, 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, **AMH 2014-2 BORROWER, L.P.,A DELAWARE LIMITED PARTNERSHIP (FKA AMH 2014-2 BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY)** has/have this day bargained and sold, and do hereby transfer and convey unto the said **MINA ESHAK, an unmarried man AND MICHAEL ESHAK, an unmarried man**, 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 7, Plan of Treehaven, Phase Two, as shown on plat of record in Instrument Number 20000112-004272, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to American Homes 4 Rent Properties Six, LLC, a Delaware limited liability company by Warranty Deed from Naser Mikhaeil and Hanan Khalil, husband and wife of record in Instrument No. 20130807- 0082914 Register's Office for Davidson County, Tennessee, dated August 06, 2013 and recorded on August 07, 2013.

Being a portion of the same property conveyed to AMH 2014-2 BORROWER, LLC, a Delaware limited liability company by Quitclaim Deed from American Homes 4 Rent Properties Six, LLC, a Delaware limited liability company of record in Instrument No. 20140924-0087570 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 24, 2014.

Property known as: **6100 BENT WOOD 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 7th day of May, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AMH 2014-2 BORROWER, L.P.,A DELAWARE LIMITED PARTNERSHIP (FKA AMH 2014-2 BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY)

By: _____

Name: By AMH 2014-2 Borrower GP LLC
Its: General Partner

Title: By ~~Helen Cho, Vice President~~
Allen Beck, Counsel

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, 5/7/2025, 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.

Svetlana Radeva
Notary Public (Signature)

(Seal)
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 $ 370,000, 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~~ 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:

~~MINA ESHAK AND MICHAEL ESHAK~~ Pinnacle Bank
~~6100 Bent Wood Dr.~~ 21 Platform Ways, #2300
~~Antioch, TN 37013~~ Nashville, TN 37203

Name and Address of property owner:

MINA ESHAK AND MICHAEL ESHAK
6100 Bent Wood Dr.
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 7th day of May, 20 25, 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 _____

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 15, 2025.

J. Carlton Drumwright

May 15, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 15, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY