Karen Johnson Davidson County
Batch# 1276321 DEEDWARRSP
05/22/2025 11:08:30 AM 6 pgs
Fees: $33.00 Taxes: $1,520.70
20250522-0040357

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
YASSER FAWZY GABAL KHALIL	YASSER FAWZY GABAL KHALIL	149150A04200CO
1520 BRIDGECREST DRIVE	1520 BRIDGECREST DRIVE	
ANTIOCH, TN 37013	ANTIOCH, TN 37013	

This Deed executed this 20 day of May 20 25, for and in consideration of **Four Hundred Fourteen Thousand and 00/100 Dollars ($414,000.00),** 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-TN 3, LLC A DELAWARE LIMITED LIABILITY COMPANY** has/have this day bargained and sold, and do hereby transfer and convey unto the said **YASSER FAWZY GABAL KHALIL, MARRIED,** 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., 146 on the Plan of Cambridge Forest, Section One, of record in Plat Book 9700, Pages 299 and 300, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to AH4R-TN3, a Delaware Limited Liability Company, by virtue of that certain Quit Claim Deed dated January 15, 2020, and being of record at Instrument No. 20200115-0005598 in the Register's Office of Davidson County, Tennessee.

Property known as: **1520 BRIDGECREST 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 7 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.

AH4R-TN 3, LLC A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Allen Beck - AVP Counsel

Title: _____

STATE OF CALIFORNIA)
) SS.
COUNTY OF Los Angeles)

On _____ before me, _____, Notary Public, personally
Appeared _____ who signed the above-referenced Instrument in my presence and 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)**

ACKNOWLEDGMENT

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 5/07/2025 before me, Svetlana Radeva - notary public
(insert name and title of the officer)

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.

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

Signature _____ (Seal)

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 $ 411,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 20 day of May, 2025

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Notary Public
My commission expires: 9-5-2028

SEAL

Name and address for person(s) responsible for taxes:
YASSER FANZY GABAL KHALIL
1520 BRIDGECREST DRIVE
ANTIOCH, TN 37013

Name and Address of property owner:
YASSER FANZY GABAL KHALIL
1520 BRIDGECREST DRIVE
ANTIOCH, TN 37013

Certificate of Authenticity

I, Holly A. Mason, 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 16, 2025.

Affiant Signature

5/20/25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025