Karen Johnson Davidson County
Batch# 1278173 DEEDWARRSP
05/27/2025 02:44:30 PM 6 pgs
Fees: $33.00 Taxes: $1,494.80
20250527-0041481

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
CHERISNA JEAN-MARIE, an UNMARRIED Woman	**CHERISNA JEAN-MARIE, an UNMARRIED Woman**	**058-09-0A-229.00-CO**
2717 CATO RIDGE DRIVE	**2717 CATO RIDGE DRIVE**	
NASHVILLE, TN 37218	**NASHVILLE, TN 37218**	

This Deed executed this 13 day of May 20 25, for and in consideration of **Four Hundred Four Thousand and 00/100 Dollars ($404,000.00),** 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** has/have this day bargained and sold, and do hereby transfer and convey unto the said **CHERISNA JEAN-MARIE, an Unmarried Woman**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **RUTHERFORD** County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 2, "a Cluster Lot Planned Unit Development", formerly Creek Trails, of record in Plat at Instrument No. 20080205- 0012163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to AH4R-TN3, LLC, a Delaware limited liability company by Warranty Deed from American Residential Leasing Company, LLC, a Delaware limited liability Company of record in Instrument No. 20200205-0013621 Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on February 5, 2020.

Property known as: 2717 CATO RIDGE DRIVE, NASHVILLE, TN 37218.
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 13 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-TN3, 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 5/13/25, 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 California
COUNTY OF Los Angeles

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 404,000, 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

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:
CHERISNA JEAN-MARIE
2717 CATO RIDGE DRIVE
NASHVILLE, TN 37218

Name and Address of property owner:
CHERISNA JEAN-MARIE
2717 CATO RIDGE DRIVE
NASHVILLE, TN 37218

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 13th day of May, 2025, by Helen Cho,
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

Certificate of Authenticity

I, Joshua A. Terry, 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 5/13/25.

Affiant Signature – Joshua A. Terry

5/27/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/27/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27