Karen Johnson Davidson County
Batch# 1284961 DEEDWARRSP
06/16/2025 03:18:30 PM 7 pgs
Fees: $38.00 Taxes: $1,572.50
20250616-0047099

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
CHRISTIAN EBOCHWA and ETABO LAMBERT, Husband and Wife, AND SEVERINE KASHINDI, a Married Woman	**CHRISTIAN EBOCHWA and ETABO LAMBERT, Husband and Wife, AND SEVERINE KASHINDI, a Married Woman**	**173040A325.00**
912 CABERNET TRAIL	**912 CABERNET TRAIL**	
ANTIOCH, TN 37013	**ANTIOCH, TN 37013**	

This Deed executed this 3RD day of JUNE 2025, for and in consideration of **Four Hundred Twenty-Five Thousand and 00/100 Dollars ($425,000.00),** 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 **CHRISTIAN EBOCHWA and ETABO LAMBERT, Husband and Wife, AND SEVERINE KASHINDI, a Married Woman,** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY by Deed dated 01/15/2020 and recorded on 01/15/2020, as Instrument No., 20200115-0005598 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

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 3rd day of June, 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 6/3/2025, 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
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 425,000 , 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

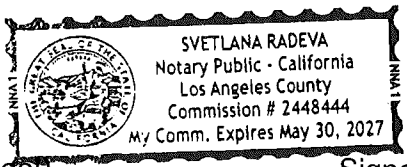
Name and address for person(s) responsible for taxes:
CHRISTIAN EBOCHWA AND SEVERINE KASHINDI
912 CABERNET TRAIL
ANTIOCH, TN 37013

Name and Address of property owner:
CHRISTIAN EBOCHWA AND SEVERINE KASHINDI
912 CABERNET TRAIL
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 3rd day of June, 2025, by Helen Cho,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal) Signature

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 354, on the Final Plat, Section Five, Oak Highlands, a Planned Unit Development, of record as Instrument No. 20050124-0008664, Register s Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tennessee Certification of Electronic Document

I, AUBREY SEAVERS, 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 06/03/25 (date of document).

Affiant Signature

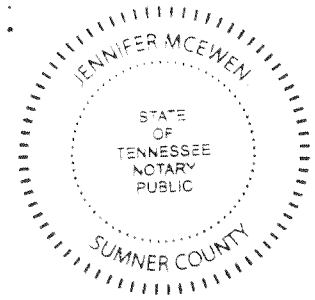
06/03/2025

Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 3rd day of June, 20 25.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

NOTARY'S SEAL