Karen Johnson Davidson County
Batch# 1289865 DEEDWARRSP
06/25/2025 11:01:30 AM 6 pgs
Fees: $33.00 Taxes: $1,267.61
20250625-0050017

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
GIANCARLO CURZI, AN UNMARRIED MAN, AND MARIA DEL ROSARIO CURZI AND FABIO CURZI, WIFE AND HUSBAND	GIANCARLO CURZI, AN UNMARRIED MAN, AND MARIA DEL ROSARIO CURZI AND FABIO CURZI, WIFE AND HUSBAND	182-06-0A-376.00-CO
9208 THOMASON TRAIL	9208 THOMASON TRAIL	
ANTIOCH, TN 37013	ANTIOCH, TN 37013	

This Deed executed this 10 day of June 2025, for and in consideration of **Three Hundred Forty-Two Thousand Five Hundred Ninety-Eight and 00/100 Dollars ($342,598.00),** 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 **GIANCARLO CURZI, AN UNMARRIED MAN AND MARIA DEL ROSARIO CURZI AND FABIO CURZI, WIFE AND HUSBAND, as Joint Tenants with Rights of Survivorship**, 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 02/05/2020 as Instrument No., 20200205-0013621 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 10 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)

) SS.

COUNTY OF Los Angeles)

On 6/10/2025 before me, Svetlana Radeva, Notary Public, personally Appeared Helen Cho 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)

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

Exhibit "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 313 on the Final Plat of Cluster-Lot Subdivision of Old Hickory Hills, Phase Three, Section Two, a Planned Unit Development, as of record in Instrument No. 20070516-0058484, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to American Residential Leasing Company, LLC, a Delaware Limited Liability Company by Warranty Deed from Rich Atkinson a/k/a Richard Atkinson of record in Instrument No. 20141226-0117808 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 26, 2014.

Being a portion of the same property conveyed to AH4R-TN3, LLC, a Delaware Limited Liability Company by Quitclaim 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 05, 2020.

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 $342,598.00, 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 16 day of June, 2025

Notary Public
My commission expires:

SEAL

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/24/2028
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
GIANCARLO CURZI
AND MARIA DEL ROSARIO CURZI
AND FABIO CURZI,
9208 THOMASON TRAIL
ANTIOCH, TN 37013

Name and Address of property owner:
GIANCARLO CURZI
AND MARIA DEL ROSARIO CURZI
AND FABIO CURZI,
9208 THOMASON TRAIL
ANTIOCH, TN 37013

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 June 16, 2025

Affiant Signature

6/16/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 16 day of June, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY