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

Karen Johnson Davidson County
Batch# 1295491 DEEDWARRSP
07/09/2025 01:59:30 PM 6 pgs
Fees: $33.00 Taxes: $1,594.70
20250709-0054061

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
NARDEN ASAAK AND HANAA SOLIMAN	Premier Lending Inc	**108 04 0A 101.00**
1123 FITZPATRICK ROAD	13850 Ballantyne Corporate Pl Suite 380	
NASHVILLE, TN 37214	Charlotte, NC 28277	

This Deed executed this 25th day of June 20 25, for and in consideration of **Four Hundred Thirty-One Thousand and 00/100 Dollars ($431,000.00),** 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. (FKA AMH 2014-2 Borrower, LLC), a Delaware limited partnership** has/have this day bargained and sold, and do hereby transfer and convey unto the said **NARDEN ASAAK AND HANAA SOLIMAN, the joint tenancy with Right of Survivorship,** 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(s) 49, as shown on the map entitled Villages of Larchwood Phase II, Section III, of record in Plat Book 9700, page 861, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same premises conveyed to AMH-2014-2 BORROWER, LLC from AMERICAN HOMES 4 RENT PROPERTIES SEVEN, LLC by Deed dated 09/19/2014, and recorded on 09/24/2014, as Instrument No. 20140924-0087569 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as: **1123 FITZPATRICK ROAD, NASHVILLE, TN 37214.**
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 25 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.

AMH 2014-2 Borrower, L.P., A Delaware limited partnership

By: AMH 2014-2 Borrower GP, LLC, a Delaware limited liability company
Its: General Partner

By: Helen Cho
Its: VP-Real Estate Transactions

Acknowledgement

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 6/25/25 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

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

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 $ 431000, 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:
NARDEN ASAAC
1123 FITZPATRICK ROAD
NASHVILLE, TN 37214

Name and Address of property owner:
NARDEN ASAAC
1123 FITZPATRICK ROAD
NASHVILLE, TN 37214

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 25th 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.

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

(Seal)

Signature

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 6/25/25

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 7-1-2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 7-1-2025

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

