**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# 1295960 DEEDWARRSP
07/11/2025 09:01:30 AM 6 pgs
Fees: $33.00 Taxes: $1,189.55
20250711-0054602

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX NOTICES TO: | MAP PARCEL NUMBERS |
|---|---|---|
| SOUTHWOOD EQUITY PARTNERS LLC | SOUTHWOOD EQUITY PARTNERS LLC | 164-13-0-086.00 |
| 357 CHILDE HAROLDS CIR | 357 CHILDE HAROLDS CIR | |
| BRENTWOOD, TN 37027 | BRENTWOOD, TN 37027 | |

This Deed executed this 8th day of July 2025 for and in consideration of **Three Hundred Twenty-One Thousand Five Hundred and 00/100 Dollars ($321,500.00),** 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 2014-3 Borrower, L.P., a Delaware Limited Partnership, F.K.A. AMH 2014-3 Borrower, LLC, a Delaware Limited Liability Company,** has/have this day bargained and sold, and do hereby transfer and convey unto the said **SOUTHWOOD EQUITY PARTNERS LLC**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

**Situated in the County of Davidson, State of Tennessee: Land in Davidson County, Tennessee, BEING Lot No. 260 on the Plan of First Revision of Asheford Crossing, Section Two, as shown on the plat of record in Plat Book 9700, Page 171, In the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**Being the same Property conveyed from AMERICAN HOMES 4 RENT PROPERTIES SIX, LLC, A DELAWARE LIMITED LIABILITY COMPANY, to AMH 2014-3 BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20141204-0111067, Recorded on 12/04/2014, in the Register's Office for DAVIDSON County Records.**

Property known as: **3705 ASHEFORD TRACE, 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 8th day of July, 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 2014-3 BORROWER, L.P., A DELAWARE LIMITED PARTNERSHIP, F.K.A. AMH 2014-3 BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

By: _____

Name: _____

Title: By AMH 2014-3 Borrower GP LLC Its: General Partner
By Helen Cho, Vice President

**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 7/8/2025 before me, Svetlana Radeva - notary public, 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

**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 $ 321,500, 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:

**Name and address for person(s) responsible for taxes:**
SOUTHWOOD EQUITY PARTNERS LLC
357 CHILDE HAROLDS CIR
BRENTWOOD, TN 37027

**Name and Address of property owner:**
SOUTHWOOD EQUITY PARTNERS LLC
357 CHILDE HAROLDS CIR
BRENTWOOD, TN 37027

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 8th day of July, 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, 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 July 8, 2025.

Affiant Signature

7/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this _____ day of July, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026