Karen Johnson Davidson County
Batch# 1311982 DEEDWARRSP
08/20/2025 09:56:30 AM 7 pgs
Fees: $38.00 Taxes: $1,668.70
20250820-0066588

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
HANAN DIMYAN	HANAN DIMYAN	181-03-0A-114.00
6977 CALDERWOOD DRIVE	6977 CALDERWOOD DRIVE	
ANTIOCH, TN 37013	ANTIOCH, TN 37013	

This Deed executed this 30 day of July 20 25, for and in consideration of **Four Hundred Fifty-One Thousand and 00/100 Dollars ($451,000.00),** 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 2014-3 BORROWER, L.P. (FKA AMH 2014-3 BORROWER, LLC), A DELAWARE LIMITED PARTNERSHIP** has/have this day bargained and sold, and do hereby transfer and convey unto the said **HANAN DIMYAN, SINGLE**, 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 AMH 2014-3 BORROWER, L.P. (FKA AMH 2014-3 BORROWER, LLC), A DELAWARE LIMITED PARTNERSHIP by Deed dated 11/25/2014 and recorded on 12/04/2014 as Instrument No., 20141204-0111065 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as: **6977 CALDERWOOD DRIVE, 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 30 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. (FKA AMH 2014-3 BORROWER, LLC), A DELAWARE LIMITED PARTNERSHIP

By: _____

Name: By: AMH 2014-3 Borrower GP, LLC
Its: General Partner

Title: By Helen Cho, VP

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 7/30/2025 before me, Svetlana Radeva,
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.

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

Signature _____ **(Seal)**

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 $ 451,000.00 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:
HANAN DIMYAN
6977 CALDERWOOD DRIVE
ANTIOCH, TN 37013

Name and Address of property owner:
HANAN DIMYAN
6977 CALDERWOOD DRIVE
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 30th 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

EXHIBIT A-29

STREET ADDRESS:	6977 CALDERWOOD DRIVE, ANTIOCH, TN, 37013
COUNTY:	DAVIDSON
CLIENT CODE:	TNA0001
TAX PARCEL ID/APN:	181-03-0A-114.00
PRIOR DEED REFERENCE:	INSTRUMENT: / DBV:20120905-0080231

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 114 ON THE PLAN OF SECTION FIVE, INDIAN CREEK ESTATES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20030424-0055115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 18, 2025.

J. Carlton Drumwright

August 18, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 18, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY