AFTER RECORDING RETURN TO:
Spruce
5717 Legacy Drive, Suite 250
Plano, TX 75024
File No. 114360095606

Karen Johnson Davidson County
Batch# 1321062 DEEDWARRSP
09/11/2025 01:50:30 PM 7 pgs
Fees: $38.00 Taxes: $1,442.63
20250911-0072737

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 151 09 0B 006.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 4th day of September, 2025, by and between **AH4R-TN3, LLC, a Delaware Limited Liability Company,** located at 23975 Park Sorrento, Suite 300, Calabasas, CA 91302, hereinafter referred to as Grantor(s) and **Ayman Shehata, a married man** residing at 5009 Smith Springs Parkway, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars ($389,900.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Davidson County, State of Tennessee:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

Property commonly known as: 5009 Smith Springs Parkway, Nashville, TN 37013

Prior instrument reference: Instrument No. 20200130-0010890, Recorded: 01/30/2020

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 4th day of September, 2015.

AH4R-TN3, LLC, a Delaware Limited Liability Company

By: _____

Print Name: Rebecca Petty

Title: Authorized Signatory

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public, of the State and County mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of **AH4R-TN3, LLC, a Delaware Limited Liability Company**, the within named Grantor and that such Authorized Signatory executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in _____, this _____ day of _____, 20_____.

_____
Notary Public

See Attached
Notarial Certificate

My Commission expires: _____

No title exam performed by the preparer. Legal description and party's names provided by the party.

ACKNOWLEDGMENT

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 Alameda)

On SEP 04 2025 before me, Danielle C. Sees, notary
(insert name and title of the officer)

personally appeared Rebecca Petty,
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.

DANIELLE C. SEES
Notary Public - California
Alameda County
Commission # 2510573
My Comm. Expires Jan 21, 2029

Signature _____ **(Seal)**

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 389,900, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Rebecca Petty

Affiant AH4R-TN3,LLC,a Delaware Limited Liability Company

Print Name: Rebecca Petty

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20_____.

_____

Notary Public

My Commission Expires:_____

See Attached Notarial Certificate

Name and address for person(s) responsible for taxes:

Ayman Shehata
5009 Smith Springs Parkway
Nashville, TN 37013

Name and address of property owner:

Ayman Shehata
5009 Smith Springs Parkway
Nashville, 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 Alameda

Subscribed and sworn to (or affirmed) before me on this _____ day of SEP 04 2025, 20___, by Rebecca Petty _____,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

DANIELLE C. SEES
Notary Public - California
Alameda County
Commission # 2510573
My Comm. Expires Jan 21, 2029

(Seal) Signature _____

Exhibit "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Phase 1-A, Revision One, Lakeside Cove at Percy Priest of record in Plat at Instrument No. 20041202-0143540, a revision of Instrument No. 20041020-0126312, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the Portion of same property conveyed to ARP 2014-1 Borrower, LLC, a Delaware Limited Liability Company by Warranty Deed from American Residential Leasing Company, LLC, a Delaware limited liability company of record in Instrument No. 20140829-0079368 Register's Office for Davidson County, Tennessee, dated August 26, 2014 and recorded on August 29, 2014.

Being the Portion of same property conveyed to AH4R-TN3, LLC, a Delaware Limited Liability Company by Quitclaim Deed from ARP 2014-1 Borrower, LLC, a Delaware Limited Liability Company of record in Instrument No. 20200130-0010890 Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on January 30, 2020.

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 September 9, 2025.

J. Carlton Drumwright

September 9, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 9, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY