Karen Johnson Davidson County
Batch# 1321590 DEEDWARRSP
09/12/2025 03:52:30 PM 5 pgs
Fees: $28.00 Taxes: $2,219.63
20250912-0073113

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
DANIEL A. DOZIER AND PEGGY A. DOZIER	**DANIEL A. DOZIER AND PEGGY A. DOZIER**	**181-10-0A-004.00-CO**
6713 AUTUMN OAKS DRIVE	**6713 AUTUMN OAKS DRIVE**	
BRENTWOOD, TN 37027	**BRENTWOOD, TN 37027**	

This Deed executed this 12th day of August 20 25, for and in consideration of **Five Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($599,900.00),** 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 **DANIEL A. DOZIER AND PEGGY A. DOZIER, HUSBAND AND WIFE**, 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 4, Section One, Autumn Oaks, as shown on Plat of record in Plat Book 9700, Page 913, 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 to AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY by Quit Claim Deed from AMERICAN HOMES 4 RENT PROPERTIES THREE LLC, A

DELAWARE LIMITED LIABILITY COMPANY of record in Instrument No. 20200115-0005532, Register's Office for DAVIDSON County, Tennessee dated January 15, 2020 and recorded on January 15, 2020.

Property known as: **6713 AUTUMN OAKS DRIVE, BRENTWOOD, TN 37027**.
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 12th day of August, 20 25, 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: Allen Beck - AVP, Counsel

Title: _____

STATE OF CALIFORNIA)

) SS.

COUNTY OF Los Angeles)

On 8/12/2025 before me, Svetlana Radeva, Notary Public, personally Appeared Allen Beck 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

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 599,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Bloom

Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 12th day of August , 20 25 .

NOTARY PUBLIC

My Commission Expires: 04/10/2027

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 6713 Autumn Oaks Drive, Brentwood, TN 37027

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 12, 2025 (date of document).

Affiant Signature

August 12, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 12th day of August, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027