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# 1330322 DEEDWARRSP
10/03/2025 03:26:30 PM 5 pgs
Fees: $28.00 Taxes: $1,609.50
20251003-0079202

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
TEWODROS BOGALE MELESECH YENEW BIZUYE	TEWODROS BOGALE MELESECH YENEW BIZUYE	183050A08900CO
1021 COLO TRAIL	1021 COLO TRAIL	
ANTIOCH, TN 37013	ANTIOCH, TN 37013	

This Deed executed this 24th day of Sept. 2025, for and in consideration of **Four Hundred Thirty-Five Thousand and 00/100 Dollars ($435,000.00),** 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, **AH4R-TN 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY** has/have this day bargained and sold, and do hereby transfer and convey unto the said **TEWODROS BOGALE, SINGLE AND MELESECH YENEW BIZUYE, SINGLE , AS JOINT TENANTS WITH RIGHTS 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 41 on the Plan of October Woods, R10 Residential P.U.D., Phase One, Section Three, of record in Plat book 9700, Page 229 and 230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to AH4R-TN 3, LLC, a Delaware limited liability company, by virtue of that certain Warranty Deed dated August 15, 2017, and being of record at Instrument No. 20170816-0084173 in the Register's Office of Davidson County, Tennessee.

Property known as: **1021 COLO TRAIL, 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 24th day of Sept., 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AH4R-TN 3, LLC, A ~~DELAWARE~~ LIMITED LIABILITY COMPANY

By:_____

Name: Allen Beck - AVP Counsel

Title:_____

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

On, 9/24/25, before me, Svetlana Radeva, a Notary Public, personally appeared Allen Beck, 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

_____
Notary Public

Commission Expires:_____

OATH OF VALUE STATEMENT

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $435,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 2nd day of Oct., 2025.

Notary Public
My commission expires: 9/5/2028



Name and address for person(s) responsible for taxes:
TEWODROS BOGALE
MELESECH YENEW BIZUYE
1021 COLO TRAIL
ANTIOCH, TN 37013

Name and Address of property owner:
TEWODROS BOGALE
MELESECH YENEW BIZUYE
1021 COLO TRAIL
ANTIOCH, TN 37013

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 October 2 2025.

Affiant Signature

10/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of October, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026