Karen Johnson Davidson County
Batch# 1332006 DEEDWARRSP
10/08/2025 01:12:30 PM 8 pgs
Fees: $43.00 Taxes: $1,276.13
20251008-0080383

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
BLAKE DENNISON GERLOCK AND CADIE LYNN GERLOCK	BLAKE DENNISON GERLOCK AND CADIE LYNN GERLOCK	098-05-0A-023.00-CO
6200 HAMPTON HALL WAY	6200 HAMPTON HALL WAY	
HERMITAGE, TN 37076	HERMITAGE, TN 37076	

This Deed executed this 18th day of September 2025, for and in consideration of **Three Hundred Forty-Four Thousand Nine Hundred and 00/100 Dollars ($344,900.00),** 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 TN PROPERTIES TWO, LLC, A DELAWARE LIMITED LIABILITY COMPANY** has/have this day bargained and sold, and do hereby transfer and convey unto the said **BLAKE DENNISON GERLOCK AND CADIE LYNN GERLOCK , HUSBAND AND WIFE,** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section One, Hampton Hall of record in Plat Book 9700, Page (s) 290 and 291, 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 same property conveyed to Michael R, Grove, a single man and Dena M. Dixon, a single woman by Warranty deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation of record in Book 11271, page 511, Register's Office for Davidson County, Tennessee, dated December 23, 1998 and recorded on December 29, 1998.

Being the same property conveyed to Michael R. Grove by Quitclaim deed from Dean M. Dixon, now Grove of record in Instrument No. 20040804-0093425 Register's Office for Davidson County, Tennessee, dated July 27, 2004 and recorded on August 04, 2004.

Final Decree of Divorce in the case of Dena Merrill Grove vs. Michael Ronald Grove Docket No. 4609DVC, Circuit for Wilson County, Tennessee.

Being the same property conveyed to AH4R TN Properties Two, LLC, A Delaware Limited Liability Company by Warranty Deed from Michael R. Grove, an unmarried man of record in Instrument No. 20210202-0015067 Register's Office for Davidson County, Tennessee, dated January 27, 2021 and recorded on February 02, 2021

Property known as: **6200 HAMPTON HALL WAY, HERMITAGE, TN 37076.**
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 _____ day of _____, 20____, 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 PROPERTIES TWO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Allen Beck

Title: AVP - Counsel

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, 9-18-25, 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.

_____
Notary Public (Signature)

(Seal)

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

Commission Expires:_____

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 $ 344,900 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant - Allen Beck

Subscribed and sworn to before me this the ____ day of September , 20__.

Notary Public
My commission expires:

SEAL

Name and address for person(s) responsible for taxes:
BLAKE DENNISON GERLOCK AND CADIE LYNN GERLOCK
6200 HAMPTON HALL WAY
HERMITAGE, TN 37076

Name and Address of property owner:
BLAKE DENNISON GERLOCK AND CADIE LYNN GERLOCK
6200 HAMPTON HALL WAY
HERMITAGE, TN 37076

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 18th day of September, 2025, by Allen Beck,

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF Davidson county

The actual consideration (or value, whichever is greater) for this transfer is $344,900.00.

AFFIANT Allen Beck

Subscribed and sworn to before me, this 5 day of September, 2025.

NOTARY PUBLIC
My Commission Expires:

Property address: 6200 Hampton Hall Way, Hermitage, TN 37076

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 18th day of September, 2025, by Allen Beck

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, Joshua A. Terry, 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 9/18/2025.

Affiant Signature – Joshua A. Terry

10/8/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/8/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27