AFTER RECORDING RETURN TO:
Spruce
5717 Legacy Drive
Suite 250
Plano, TX 75024
File No. 114360096417

Karen Johnson Davidson County
Batch# 1373175 DEEDWARRSP
01/23/2026 03:49:30 PM 6 pgs
Fees: $33.00 Taxes: $1,361.60
20260123-0006092

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

Parcel ID No.: 173-16-0A-074.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 16 day of January, 2026 by and between **AMH 2015-1 Borrower, L.P. (fka AMH 2015-1 Borrower, LLC), a Delaware limited partnership,** whose address is 280 Pilot Road, Las Vegas, NV 89119, hereinafter referred to as Grantor(s) and **Peter Elias Jacobs** and **Donna Jacobs** and **Lorraine Elizabeth Best,** whose address is about to be 3648 Coles Branch Drive, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Sixty Eight Thousand and 00/100 Dollars ($368,000.00), 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: 3648 Coles Branch Drive, Antioch, TN 37013

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 10th day of January, 2026.

AMH 2015-1 Borrower, L.P. (fka AMH 2015-1 Borrower, LLC), a Delaware limited partnership
By: AMH 2015-1 Borrower GP, LLC
Its: General Partner

By: _____
Print Name: _____
Title: Authorized Signer

STATE OF California
COUNTY OF Contra Costa

Before me, Madeline Crain, a Notary Public, of the State and County mentioned, personally appeared Ini Harrison, 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 _____ (insert title) of AMH 2015-1 Borrower GP, LLC as General Partner for MH 2015-1 Borrower, L.P. (fka AMH 2015-1 Borrower, LLC), a Delaware limited partnership, the within named Grantor and that such _____ (insert title) executed the foregoing instrument for the purpose therein contained.

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

See Attached Notary Acknowledgment Certificate

_____
Notary Public

My Commission expires: _____

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Contra Costa)

On 16th of January 2026 before me, Madeline Crain, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Ini Harrison
Name(s) of Signer(s)

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.

MADELINE CRAIN
Notary Public - California
Contra Costa County
Commission # 2539197
My Comm. Expires Nov 17, 2029

Signature Madi C
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Special Warranty Deed
Document Date: _____ Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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EXHIBIT A
LEGAL DESCRIPTION

The following described real property situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 87 as shown on the Map entitled Final Plat of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record as Instrument No. 20030213-0020016, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AMH 2015-1 Borrower, LLC, a Delaware limited liability company by Quitclaim Deed from American Homes 4 Rent Properties Six, LLC, a Delaware limited liability company, dated March 06, 2015 recorded on March 13, 2015 as Instrument No. 20150313-0021590, in the Register's Office of Davidson County, Tennessee.

Parcel ID No.: 173-16-0A-074.00

Property commonly known as: 3648 Coles Branch Drive, Antioch, TN 37013

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 $ 368,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant: AMH 2015-1 Borrower L.P.

Print Name: Ini Harrison

STATE OF Tennessee
COUNTY OF Sumner

Sworn to and subscribed before me this 20th day of January, 2026.

Notary Public
My Commission Expires: 5/19/2027

LINZY B. LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

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

Peter Elias Jacobs, Donna Jacobs and Lorraine Elizabeth Best
3648 Coles Branch Drive
Antioch, TN 37013

Name and address of property owner:

Peter Elias Jacobs, Donna Jacobs and Lorraine Elizabeth Best
3648 Coles Branch Drive
Antioch, TN 37013

MADELINE CRAIN
Notary Public - California
Contra Costa County
Commission # 2539197
My Comm. Expires Nov 17, 2029

State of California County of Contra Costa
Subscribed and sworn to (or affirmed) before me
on this 16th day of January, 2026
by Ini Harrison,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Madi C.
Notary Public Signature

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__1/16/2026_____ (date of document)**.

_____
Affiant Signature

_____01/16/2026_____
-__ Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
16th day of
January, 2026

_____
Notary's Signature
My Commission Expires:_____

