Karen Johnson Davidson County
Batch# 1390431 DEEDWARRSP
03/09/2026 12:23:30 PM 5 pgs
Fees: $28.00 Taxes: $1,701.63
20260309-0018604

AFTER RECORDING RETURN TO:
Zillow Closing
5717 Legacy Drive, Suite 250
Plano, TX 75024
File No. TN2104859

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

Tax ID No.: 164 10 0A 290.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 3rd day of MARCH, 2026, by and between **AMH 2014-3 Borrower, L.P. (fka AMH 2014-3 Borrower, LLC), a Delaware limited partnership,** located at 280 Pilot Road, Las Vegas, NV 89119, hereinafter referred to as Grantor(s) and **Clayton Risner and Adrianna Risner, Husband and Wife, as joint tenants with right of survivorship,** residing at 3505 Bent Wood Court, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Four Hundred Fifty Nine Thousand Nine Hundred and 00/100 Dollars ($459,900.00), 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 TN:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3505 Bent Wood Court, Antioch, TN 37013

Prior instrument reference: Instrument No. 20141204-0111066, Recorded: 12/04/2014

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.

Docusign Envelope ID: F8180A67-8130-4C1D-945D-FA99CFCCC24C

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 3 day of March, 2026.

AMH 2014-3 Borrower, L.P., a Delaware limited partnership

By: AMH 2014-3 Borrower GP, LLC
Its: General Partner

By: [signature]

STATE OF Alameda, CA
COUNTY OF _____

Before me, Zachary Carson, a Notary Public, of the State and County mentioned, personally appeared Jon 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 North Senior (insert title) of **AMH 2014-3 Borrower, L.P. (fka AMH 2014-3 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, at office in Alameda CA, this 3 day of March, 2026.

[signature]
Notary Public

My Commission expires: JAN 0 5 2028

ZACHARY CARSON
Commission # 2475650
ALAMEDA County
California - Notary Public
COMM. EXP. JAN. 5, 2028

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

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 $459,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Kristian Booth
Affiant

Print Name: Kristian Booth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4TH day of MARCH, 2026.

Carmen Coats
Notary Public
My Commission Expires: 11/5/29

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

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

Adrianna Risner and Clayton Risner
3505 Bent Wood Court
Antioch, TN 37013

Name and address of property owner:

Adrianna Risner and Clayton Risner
3505 Bent Wood Court
Antioch, TN 37013

Docusign Envelope ID: F8180A67-8130-4C1D-945D-FA99CFCCC24C

EXHIBIT A
LEGAL DESCRIPTION

The following described real property situated in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 383, on The Final Plan of Village Seven, Summerfield Subdivision, of record in Instrument No. 20041130-0142175, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to AMH 2014-3 Borrower, LLC, a Delaware limited liability company by Quitclaim Deed from American Homes 4 Rent Properties One, LLC, a Delaware limited liability company dated November 25, 2014 and recorded on December 04, 2014 as Instrument No. 20141204-0111066, in the Register's Office of Davidson County, Tennessee.

Parcel ID No.: 164 10 0A 290.00

Property commonly known as: 3505 Bent Wood Court, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 4. 2026

Affiant Signature

9th day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

