AFTER RECORDING RETURN TO:
Zillow Closing
5717 Legacy Drive
Suite 250
Plano, TX 75024
File No. TN2105092

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

Karen Johnson Davidson County
Batch# 1394222 DEEDWARRSP
03/18/2026 12:16:30 PM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20260318-0021591

Tax ID No.: 173 04 0A 409.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 10 day of March, 2026, by and between **AH4R-TN3, LLC, a Delaware limited liability company,** located at 280 Pilot Road, Las Vegas, NV 89119, hereinafter referred to as Grantor(s) and **Patience Uwimana, an unmarried man,** residing at 1409 Napa Point West, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Four Hundred Thousand and 00/100 Dollars ($400,000.00), 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 TN:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1409 Napa Point West, Antioch, TN 37013

Prior instrument reference: Instrument No.: 20200115-0005598, Recorded: 01/15/2020

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 10 day of March, 2026

AH4R-TN3, LLC, a Delaware limited liability company

Name: M Harrison
Title: Authorized Signa

STATE OF _____
COUNTY OF Alameda, CA

Before me, Zachary Carson, a Notary Public, of the State and County mentioned, personally appeared Jai 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 Auth Signer (insert title) of AH4R-TN3, LLC, a Delaware limited liability company, 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 10 day of March, 2026.

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 $ **400,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Holly A Mason

STATE OF TN
COUNTY OF Davidson

Sworn to and subscribed before me this 10 day of March, 20 26.

Notary Public
My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

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

Patience Uwimana
1409 Napa Point West
Antioch, TN 37013

Name and address of property owner:

Patience Uwimana
1409 Napa Point West
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee being Lot No. 361, on the Plan of Final Plat Section Five Oak Highlands, a Planned Unit Development, of record in Instrument No. 20050124-0008664, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to AH4R-TN3, LLC, a Delaware limited liability company by Quitclaim Deed from American Homes 4 Rent Properties Seven, LLC, a Delaware limited liability company, dated January 15, 2020 and recorded on January 15, 2020 as Instrument No. 20200115-0005598, in the Register's Office of Davidson County, Tennessee.

Parcel ID Number: 173 04 0A 409.00

Property commonly known as: 1409 Napa Point West, 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 March 16 2026.

Affiant Signature

3/16/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of March 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY