BOX 10-A

AFTER RECORDING RETURN TO:
Zillow Closing
5717 Legacy Drive, Suite 250
Suite 250
Plano, TX 75024
File No. TN2105296

Karen Johnson Davidson County
Batch # 1408187 DEEDWARRSP
04/20/2026 09:00:44 AM 4 pgs
Fees: $23.00 Taxes: $1,176.60
20260420-0031919

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

Tax ID No.: 075 12 0A 098.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 14th day of April, 2026, by and between **AH4R-TN3, LLC, a Delaware Limited Liability Company,** located at 280 E. Pilot Road, Las Vegas, NV 89119, hereinafter referred to as Grantor(s) and **Lauren Schultz, a Single Woman,** residing at 5112 Greer Station Dr, Hermitage, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Eighteen Thousand and 00/100 Dollars ($318,000.00), 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: 5112 Greer Station Dr, Hermitage, TN 37076

Prior instrument reference: Instrument No. 20200205-0013621, Recorded: 02/05/2020

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 14 day of April, 2026.

AH4R-TN3, LLC, a Delaware Limited Liability Company

Name: DANIELLE C. SEES
Title: **Authorized Signatory**

STATE OF
COUNTY OF Alameda, CA

Before me, Zachary Green, a Notary Public, of the State and County mentioned, personally appeared Danielle Sees, 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 **Authorized Signatory** of **AH4R-TN3, LLC, a Delaware Limited Liability Company**, the within named Grantor and that such Authorized Signer (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Alameda, CA, this 14 day of April, 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 $ 318,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

AH4R - TN3, LLC, a Delaware limited liability company

By: DANIELLE C. SEES

STATE OF
COUNTY OF Alameda, CA

Sworn to and subscribed before me this 14 day of April, 2026.

Notary Public
My Commission Expires: JAN 0 5 2028

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

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

Lauren Schultz
5112 Greer Station Dr
Hermitage, TN 37076

Name and address of property owner:

Lauren Schultz
5112 Greer Station Dr
Hermitage, TN 37076

EXHIBIT A
LEGAL DESCRIPTION

A 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. 139 on the Plan of Greer Meadows at Cedar Creek Section Two of record in Plat Book 9700, Page 601, Register's Office for said county, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to AH4R-TN3, LLC, a Delaware Limited Liability Company by Quitclaim Deed from American Residential Leasing Company, LLC, a Delaware Limited Liability Company, dated January 15, 2020 recorded on February 05, 2020 as Instrument No. 20200205-0013621, in the Register's Office of Davidson County, Tennessee.

Parcel ID No.: 075 12 0A 098.00

Property commonly known as: 5112 Greer Station Dr, Hermitage, TN 37076