AFTER RECORDING RETURN TO:
Zillow Closing
5717 Legacy Drive, Suite 250
Suite 250
Plano, TX 75024
File No. TN2105325

Karen Johnson Davidson County
Batch# 1411495 DEEDWARRSP
04/24/2026 02:30:30 PM 5 pgs
Fees: $28.00 Taxes: $1,367.89
20260424-0035576

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

Tax ID No.: 149 06 0 120.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 30th day of April, 2026, by and between **AMH 2014-2 Borrower, L.P., a Delaware limited partnership,** located at 280 Pilot Road, Las Vegas, NV 89119, hereinafter referred to as Grantor(s) and **Milad Hanna,** unmarried man residing at 808 Pebble Creek Court, 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 Nine Thousand Seven Hundred and 00/100 Dollars ($369,700.00), 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: 808 Pebble Creek Court, Antioch, TN 37013

Prior instrument reference: Inst. No.: 20181218-0123067, Recorded: 12/18/2018

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 20 day of April, 2026.

AMH 2014-2 Borrower, L.P., a Delaware limited partnership

Name: Zack Carson
Title: Authorized Signers

STATE OF California
COUNTY OF Alameda

Before me, Inas, a Notary Public, of the State and County mentioned, personally appeared Zack Carson, 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 **AMH 2014-2 Borrower, L.P., a Delaware limited partnership**, the within named Grantor and that such Auth Signer (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Castro Valley, this 20th day of April, 2026.

Inas Sayage
Notary Public

My Commission expires: 08/04/2027

INAS SAYAGE
COMM. #2456343
Notary Public - California
Alameda County
My Comm. Expires Aug. 4, 2027

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

EXHIBIT A
LEGAL DESCRIPTION

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

Land in Davidson County, Tennessee, Being Lot 18, Section 1, Phase 6, Oakwood, as shown on Plat of record in Plat Book 7900, Page 419, Corrected by Surveyor's Instrument of correction recorded in Book 8705, Page 870, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to AMH 2014-2 Borrower, LP, a Delaware limited partnership by Quitclaim Deed from American Homes 4 Rent Properties One, LLC, a Delaware limited liability company, dated November 19, 2018 recorded on December 18, 2018 as Instrument No: 20181218-0123067, in the Register's Office of Davidson County, Tennessee.

Parcel ID No.: 149 06 0 120.00

Property commonly known as: 808 Pebble Creek Court, Nashville, 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 $ 369,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

AMH 2014-2 Borrower, L.P.,
a Delaware limited partnership

By: AMH 2014-2 Borrower GP, LLC
Its: General Partner

By: Zack Carson Authorized Signatory

STATE OF California
COUNTY OF Alameda

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

Inas Sayage
Notary Public
My Commission Expires: 08/04/2027

INAS SAYAGE
COMM. #2456343
Notary Public - California
Alameda County
My Comm. Expires Aug. 4, 2027

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

Milad Hanna
808 Pebble Creek Court
Nashville, TN 37013

Name and address of property owner:

Milad Hanna
808 Pebble Creek Court
Nashville, TN 37013

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 20, 2026.

J. Carlton Drumwright

April 20, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 20, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY