AFTER RECORDING RETURN TO:
Zillow Closing
5717 Legacy Drive, Suite 250
Suite 250
Plano, TX 75024
File No. TN2105358

Karen Johnson Davidson County
Batch# 1411877 DEEDWARRSP
04/27/2026 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,524.40
20260427-0036522

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

Tax ID No.: 173050B00300CO

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 21 day of April 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 **Humberto Lopez and Sydnie Rene Lopez, Husband and Wife,** residing at 2008 Cottage Grove Court, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Four Hundred Twelve Thousand and 00/100 Dollars ($412,000.00), 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:

Land in Davidson County, Tennessee, being Lot Number 3 on the plan of Cottage Grove of record in Instrument No. 20100406-0025553, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property commonly known as: 2008 Cottage Grove Court, Nashville, TN 37013

Prior instrument reference: Instrument No. 20200205-0013621, Recorded: 2/05/2020

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.

Docusign Envelope ID: 5D5A5386-A654-42B2-B4DC-1462D1485A8D

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 21 day of April, 2026

AH4R-TN3, LLC, a Delaware limited liability company

Name: Ini Harrison
Title: Authorized Signor

STATE OF
COUNTY OF Alameda, CA

Before me, Zachary Carson, 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 Ini Harrison (insert title) of AH4R-TN3, LLC, a Delaware limited liability company, the within named Grantor and that such Authy Signor (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Oakland, this 21 day of April, 2026.

Notary Public

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

My Commission expires: JAN 05 2028

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

Docusign Envelope ID: 5D5A5386-A654-42B2-B4DC-1462D1485A8D

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 $ 412,000, 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: [signature]

STATE OF _____
COUNTY OF Alameda, CA

Sworn to and subscribed before me this 24 day of April, 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

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

Humberto Lopez and Sydnie Lopez
2008 Cottage Grove Court
Nashville, TN 37013

Name and address of property owner:

Humberto Lopez and Sydnie Lopez
2008 Cottage Grove Court
Nashville, TN 37013

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 4/21/2026. (date of document).

Affiant Signature

4/24/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

