AFTER RECORDING RETURN TO:
Zillow Closing
5717 Legacy Drive, Suite 250
Suite 250
Plano, TX 75024
File No. TN2105268

Karen Johnson Davidson County
Batch# 1411911 DEEDWARRSP
04/27/2026 03:52:30 PM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20260427-0036600

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

Tax ID No.: 173 15 0A 023.00

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 **Mary Ellen Spaulding and Andrew Joseph Gatrell, married,** residing at 301 Upper Mill Drive, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00), 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: 301 Upper Mill Drive, Antioch, TN 37013

Prior instrument reference: Inst. 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 21 day of April, 2026

AH4R-TN3, LLC, a Delaware limited liability company

Name: Danielle C. Sees
Title: Authorized Signatory

STATE OF Alameda, CA
COUNTY OF _____

Before me, Zachary Carson, a Notary Public, of the State and County mentioned, personally appeared Danielle C 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 Signer (insert title) 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 Oakland, this 21 day of April, 2026

Notary Public

My Commission expires: JAN 05 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 $ 380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: DANIELLE C. JEES

STATE OF ~~Alameda, CA~~
COUNTY OF

Sworn to and subscribed before me this 21 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:

Mary Ellen Spaulding and Andrew Joseph Gatrell
301 Upper Mill Drive
Nashville, TN 37013

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

Name and address of property owner:

Mary Ellen Spaulding and Andrew Joseph Gatrell
301 Upper Mill Drive
Nashville, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

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

Being all of Lot No. 23, on the Plat of Mill Run Subdivision, Phase I, according to plat and survey of same appearing of record in Plat Book 11700, Pages 27 and 28, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

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.

And also being the same property conveyed to American Residential Leasing Company, LLC by Warranty Deed from Carlton R. Johnson and Angie K. Johnson, f/k/a Angie K. Long, dated July 01, 2014 recorded on July 07, 2014 as Instrument No: 20140707-0059334, in the Register's Office of Davidson County, Tennessee.

Parcel ID No.: 173 15 0A 023.00

Property commonly known as: 301 Upper Mill Drive, Nashville, TN 37013

Tennessee Certification of Electronic Document

I, Emma Howard, 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

4/21/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of April, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL