Docusign Envelope ID: BEFEC68A-D53A-850E-8117-0436D4E3277C

Karen Johnson Davidson County
Batch# 1438144 DEEDWARRSP
06/25/2026 10:45:30 AM 5 pgs
Fees: $28.00 Taxes: $1,369.00
20260625-0057402

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
FEKADU BELAY TADESSEE AYNALEM SHALEMO	**FEKADU BELAY TADESSEE AYNALEM SHALEMO**	**150150B01800CO**
2900 HAMILTON CHURCH RD	**2900 HAMILTON CHURCH RD**	
ANTIOCH, TN 37013	**ANTIOCH, TN 37013**	

This Deed executed this 9th day of June 20 24, for and in consideration of **Three Hundred Seventy Thousand and 00/100 Dollars ($370,000.00),** cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY** has/have this day bargained and sold, and do hereby transfer and convey unto the said **FEKADU BELAY TADESSEE AND AYNALEM SHALEMO, MARRIED TO EACH OF AS TENANTS BY THE ENTIRETY,** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

Situated in the County of Davidson, State of Tennessee:

Being Lot No. 18 on the Final Plat of Edison Park, (formerly Painter) of record in Instrument Number 20060726-0090090, Register's Office for said County, to which reference is 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, of record in DOC#/BOOK-PAGE: 20200205-0013621 / NA, in the Register's Office for DAVIDSON County, Tennessee dated 01/15/2020 and Recorded on 02/05/2020.

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Property known as: **313 SCHOOLHOUSE COURT, ANTIOCH, TN 37013**.
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

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Witness our hand this 9 day of June, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AH4R-TN3, LLC, a Delaware limited liability company

Lucille Maye
By: Lucille Mayo
Its: Authorized Signatory

STATE OF Texas)
COUNTY OF HARRIS)

The foregoing instrument was acknowledged before me this 9th day of June, 2026; by Lucille Mayo, who is personally known to me (or satisfactorily proven) to be the Authorized Signer of **AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY** the _____ herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

KAROLPREKA WILSON
My Notary ID # 133013950
Expires April 2, 2029

Notary Public
My Commission Expires: 04/02/2029

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 370,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Van Campen

Signature of Affiant

STATE OF GEORGIA

COUNTY OF GWINNETT

Sworn to before me, this 9 day of JUNE , 20 26 .

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2028

Property address:

313 Schoolhouse Court, Antioch, TN 37013 (Davidson)

Tennessee Certification of Electronic Document

I, Cynthia Brown, 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 06/09/2026 (date of document).

Cynthia Brown
Affiant Signature

06/09/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this _____ day of JUNE, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

