Docusign Envelope ID: A93FFF76-A279-8000-8389-03B4BC48B45B

Karen Johnson Davidson County
Batch# 1438452 DEEDWARRSP
06/26/2026 09:36:30 AM 5 pgs
Fees: $28.00 Taxes: $1,189.55
20260626-0057826

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
SAMANTHA THORNE	SAMANTHA THORNE	150 03 02 25.00
3112 COUNTRY WAY ROAD	3112 COUNTRY WAY ROAD	
NASHVILLE, TN 37013	NASHVILLE, TN 37013	

This Deed executed this 19th day of May 20 26, for and in consideration of **Three Hundred Twenty-One Thousand Five Hundred and 00/100 Dollars ($321,500.00),** 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,** the Grantor, has/have this day bargained and sold, and do hereby transfer and convey unto the said **SAMANTHA THORNE, AN UNMARRIED WOMAN** the Grantee, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section Two, Harbor Landing, of record in Book 6250, Page 352, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

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: 3112 COUNTRY WAY ROAD, NASHVILLE, 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 19 day of May, 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

By: Lucille Mayo
Name: Lucille Mayo
Title: Authorized Signatory

STATE OF Texas)
COUNTY OF Harris)

The foregoing instrument was acknowledged before me this 19th day of May, 20 26, by Lucille Mayo, who is personally known to me (or satisfactorily proven) to be the Authorized Signor of **AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY** and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

Notary Public
My Commission Expires: 04/12/2029

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

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OATH OF VALUE STATEMENT

STATE OF Texas

COUNTY OF Harris

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AH4R-TN3, LLC

Lucille Mayo

Affiant AH4R-TN3, LLC,
a Delaware limited liability company
By: Lucille Mayo, Authorized Signatory

Sworn to and subscribed before me, this the 14th day of May, 2024

Notary Public
My commission expires: 04/02/2029
SEAL

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

Name and address for person(s) responsible for taxes:
THOMAS A. WICK
3112 COUNTRY WAY ROAD
NASHVILLE, TN 37013

Name and Address of property owner:
THOMAS A. WICK
3112 COUNTRY WAY ROAD
NASHVILLE, TN 37013

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Tia Williams, 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 **May 19, 2026** (date of document).

Affiant Signature

5/19/2026

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this **19** day of **May**, 20**26**,

Notary's Signature

My Commission Expires



Notary's Seal (if on paper)