Karen Johnson Davidson County
Batch# 1452813 DEEDWARRSP
07/30/2026 03:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260730-0070452

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

CORRECTIVE SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
FEKADU BELAY TADESSEE AND AYNALEM SHALEMO, MARRIED TO EACH OTHER, AS TENANTS BY THE ENTIRETY	**FEKADU BELAY TADESSEE AND AYNALEM SHALEMO, MARRIED TO EACH OTHER, AS TENANTS BY THE ENTIRETY**	**150150B01800CO**
2900 HAMLITON CHURCH RD	**2900 HAMLITON CHURCH RD**	
ANTIOCH, TN 37013	**ANTIOCH, TN 37013**	

This Deed executed this 28 day of July 20 26, 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 OTHER, 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.

This Deed serves to correct that certain Special Warranty Deed that recorded with an erroneous grantee vesting by a deed dated 06/09/2026 recorded 06/25/2026 Doc no. 20260625-0057402 filed in the County of DSVIDSON, State of TENNESSEE.

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]

Witness our hand this 20 day of July, 20 26, 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 28th day of July, 20 26, by Lucille Mayo, who is personally known to me (or satisfactorily proven) to be the Authorized Signatory 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

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 $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lucille Maye
Affiant

Sworn to and subscribed before me, this the 28th day of July, 2026

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:
FEKADU BELAY TADESSEE AND AYNALEM SHALEMO, MARRIED TO EACH OTHER, AS TENANTS BY THE ENTIRETY
2900 HAMLITON CHURCH RD
ANTIOCH, TN 37013

Name and Address of property owner:
FEKADU BELAY TADESSEE AND AYNALEM SHALEMO, MARRIED TO EACH OTHER, AS TENANTS BY THE ENTIRETY
2900 HAMLITON CHURCH RD
ANTIOCH, TN 37013

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

I, Cyndi Van Campen, 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 7/28/26 (date of document).

Affiant Signature

7/28/26
Date

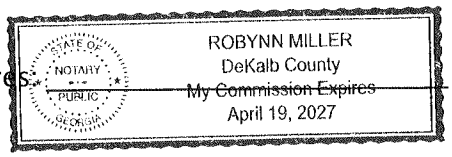
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 28th day of JULY 2026, XXXX

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)