THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 26-5647
Parcel ID: 181-03-0A-010-00

Property Address:
6544 Broken Bow Drive, Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1453262 DEEDWARRSP
08/03/2026 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260803-0071205

---Above This Line Reserved For Official Use Only---

Special Warranty Deed

Send Tax Statements To:

New Owner

Name and Address of New Owner:

Susana Montero
6544 Broken Bow Dr
Antioch TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **AH4R-TN3, LLC, as successor by merger to AH4R-I TN, LLC, a Delaware Limited Liability Company,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **SUSANA GONZALEZ MONTERO**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davison County, Tennessee, being Lot 10 on the Plan of Section One, Indian Creek Subdivision, of record in Plat Book 9700, page 556 and 557, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AH4R I TN, LLC, a Delaware Limited Liability Company by Deed dated September 14, 2012 from GARY TAYLOR and MYKALYNNE TAYLOR, husband and wife, recorded September 17, 2012, in Instrument Number 20120917-0084423, in the Official Records of Davidson County, Tennessee.

This conveyance is further subject to:

1. 2026 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 9700, page 556, Register's Office for Davidson County, Tennessee.

3. Rules & Regulations for Homeowners Association as contained in Instrument Number 20200304-0024117, Register's Office for Davidson County, Tennessee.

4. Bylaws for Homeowners Association as contained in Book 11033, page 509 and Instrument Number 20000727-0074153, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record in Book 10752, page 553, Book 11708, page 575, Instrument Number 20050118-0006063, Instrument Number 20060509-0062505, Instrument Number 20060523-0060562, Instrument Number 20070606-0067790, Instrument Number 20070606-0067791, Instrument Number 20140403-0027632, Instrument Number 20160809-0082902 and Instrument Number 20200528-0054896, Register's Office for Davidson County, Tennessee.

This is improved property known as, 6544 Broken Bow Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES(S), their heirs and/or assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

AND GRANTOR DOES COVENANT with said Grantees, that Grantors has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, nor or at any time thereafter shall be charged or encumbered in any manner whatsoever; and Grantor(s) does further covenant and bind, itself, its successors, assigns, and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and/or assigns, against the lawful claims of all person claiming by, through or under said Grantor(s), but not otherwise.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this 23 day of July, 2026.

AH4R-TN3, LLC, as successor by merger to AH4R I TN, LLC

By: Williamson
Its: Authorized Signatory

STATE OF
COUNTY OF Alameda, CA

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Lori Hagan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself/himself to be the Authorized Signatory of **AH4R-TN3, LLC, as successor by merger to AH4R I TN, LLC,** the within name bargainer, a limited liability company, and that he/she as such Authorized Signatory, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company respectively.

WITNESS my hand and official seal this 23 day of July, 2026.

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

Notary Public

My Commission Expires: JAN 05 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $415,000.00.

Affiant

SWORN TO and subscribed before me on this 27 day of July, 2026.

Notary Public

My Commission Expires: 2-1-27

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 7-23-26 (date of document).

Affiant Signature

7-23-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

SANDY MCCOLLUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY