Karen Johnson Davidson County
Batch# 1459517 DEEDWARRSP
08/14/2026 08:30:30 AM 5 pgs
Fees: $28.00 Taxes: $1,202.50
20260814-0075806

This Instrument Prepared By:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
MINA MATA,	**MINA MATA,**	**164-08-0B-027.00**
1069 LAKEWALK DRIVE	**1069 LAKEWALK DRIVE**	
ANTIOCH, TN 37013	**ANTIOCH, TN 37013**	

This Deed executed this 6th day of August 2026, for and in consideration of **Three Hundred Twenty-Five Thousand and 00/100 Dollars ($325,000.00),** 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 **MINA MATA, A MARRIED MAN** 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:

Lot 78, on the Plan of Section One, Lakewalk, as shown on Plat of record at Instrument No. 20050128-0010429, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same Property conveyed from ARP 2014-1 BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, to AH4R-TN3, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

of record in Instrument No. 20200130-0010890, Recorded on 01/30/2020, in the Register's Office for DAVIDSON County Records.

Property known as: **1069 LAKEWALK DRIVE, 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 6th day of August, 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 6 day of August, 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 $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 6th day of August, 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:
MINA MATA
1069 LAKEWALK DRIVE
ANTIOCH, TN 37013

Name and Address of property owner:
MINA MATA
1069 LAKEWALK DRIVE
ANTIOCH, TN 37013

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

I, Jessica Jackson, 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 August 6, 2026 (date of document).

Jessica Jackson
Affiant Signature

August 6, 2026
Date

State of Texas
County of Collin

Sworn to and subscribed before me this 6th day of August, 2026,

Notary's Signature

My Commission Expires: June 8 2028

Notary's Seal (if on paper)

MICHELE HARRIS
Notary ID #12354000
My Commission Expires
June 8, 2028