This Instrument Prepared By:
WILLIAM MCSEVENEY TN Bar No. 038000
o/b/o BC LAW FIRM. P.A.
1077 EAST TRINITY LANE #203
NASHVILLE. TN 37216

Karen Johnson Davidson County
Batch# 1465595 DEEDWARRSP
09/01/2026 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20260901-0080636

SPECIAL WARRANTY DEED

Exempt Pursuant to T.C.A. Code

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
AVIN ABDULRAHMAN, SINGLE	AVIN ABDULRAHMAN, SINGLE WOMAN	172080A03400CO
1328 PAULSON WAY	1328 PAULSON WAY	
ANTIOCH, TN 37013	ANTIOCH, TN 37013	

This Deed executed this 17th day of August 20 26, for and in consideration of **Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00),** 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, **NEW RESIDENTIAL BORROWER 2022-SFR2 LLC, A DELAWARE LIMITED LIABILITY COMPANY** has/have this day bargained and sold, and do hereby transfer and convey unto the said **AVIN ABDULRAHMAN, SINGLE**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

BEING ALL OF LOT NO. 34, ON THE SECTION TWO-B, HUNTERS BRANCH, PLANNED UNIT DEVELOPMENT, AS SHOWN BY PLAT APPEARING OF RECORD IN BOOK 6900, PAGES 336 AND 337, OF THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PREMISES CONVEYED UNTO NEW RESIDENTIAL BORROWER 2022-SFR2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OF QUITCLAIM DEED FROM CROWNE PROPERTY ACQUISITIONS LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED AUGUST 3, 2022, RECORDED SEPTEMBER 9, 2022, IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property known as: **1328 PAULSON WAY, 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.

Witness our hand this 17th 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.

NEW RESIDENTIAL BORROWER 2022-SFR2 LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Emma Hoelke

Title: Authorized Signatory

STATE OF NEW YORK)
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 17TH day of AUGUST, 2026, by EMMA HOELKE, who is personally known to me (or satisfactorily proven) to be the AUTHORIZED SIGNATORY of **NEW RESIDENTIAL BORROWER 2022-SFR2 LLC, A DELAWARE LIMITED LIABILITY COMPANY** the GRANTOR herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me.

BRADLEY H GLENNON
NOTARY PUBLIC STATE OF NEW YORK
Registration No. 02GL0048685
Qualified in New York County
Commission Expires April 07, 2030

_____
Notary Public
My Commission Expires: 4/7/2030

OATH OF VALUE STATEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 380,000.00 , 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 17TH day of AUGUST, 2026.

Notary Public
My commission expires: 4/7/2030
SEAL

BRADLEY H GLENNON
NOTARY PUBLIC STATE OF NEW YORK
Registration No. 02GL0048685
Qualified in New York County
Commission Expires April 07, 2030

Name and address for person(s) responsible for taxes:
AVIN ABDULRAHMAN
1328 PAULSON WAY
ANTIOCH, TN 37013

Name and Address of property owner:
AVIN ABDULRAHMAN
1328 PAULSON WAY
ANTIOCH, TN 37013

Tennessee Certification of Electronic Document

I, Susan Sohn, 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 8/17/2026 (date of document).

Affiant Signature

8/26/26
Date

State of PA

County of Bucks

Sworn to and subscribed before me this 26th day of Aug, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Kathleen Smith, Notary Public
Philadelphia County
My Commission Expires December 12, 2027
Commission Number 1440742