Karen Johnson Davidson County
Batch# 1472377 DEEDWARRSP
09/14/2026 01:39:30 PM 8 pgs
Fees: $43.00 Taxes: $1,202.50
20260914-0085212

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

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
NADIA ABUZEID ELNOUR KOKO, MARRIED AND SAM ALIENOUR, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP	NADIA ABUZEID ELNOUR KOKO, MARRIED AND SAM ALIENOUR, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP	164-12-0A-018.00-CO
3204 CLOUDFALLS TRACE	3204 CLOUDFALLS TRACE	
ANTIOCH, TN 37013	ANTIOCH, TN 37013	

This Deed executed this 9th day of September 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 **NADIA ABUZEID ELNOUR KOKO, MARRIED AND SAM ALIENOUR, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

See Exhibit "A" attached.

Being a portion of the same property conveyed to AH4R-TN 3, LLC, a Delaware Limited Liability Company by Quitclaim Deed from American Residential Leasing Company, LLC, a Delaware Limited Liability Company of record in Instrument No. 20200205-0013621 Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on February 05, 2020 in the

Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as: **3204 CLOUDFALLS TRACE, 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 2 day of September, 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: _____

Name: _____

Title: _____ Helen Cho
VP - Real Estate Transactions

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, who is personally known to me (or satisfactorily proven) to be the _____ 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,

_____
Notary Public
My Commission Expires: _____

Please see Attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 9/2/2026 before me, Christopher Wiecek - Notary Public
(insert name and title of the officer)

personally appeared Helen Cho,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHRISTOPHER WIECEK
Notary Public - California
Los Angeles County
Commission # 2478566
My Comm. Expires Jan 31, 2028

Signature _____ (Seal)

OATH OF VALUE STATEMENT

STATE OF
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 325,000 , 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 ____ day of _____, 20___.

Please see file

_____
Notary Public
My commission expires:
SEAL

Name and address for person(s) responsible for taxes:
NADIA ABUZEID ELNOUR KOKO AND SAM ALIENOUR
3204 CLOUDFALLS TRACE
ANTIOCH, TN 37013

Name and Address of property owner:
NADIA ABUZEID ELNOUR KOKO AND SAM ALIENOUR
3204 CLOUDFALLS TRACE
ANTIOCH, TN 37013

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 2 day of September, 2026, by Helen Cho,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

CHRISTOPHER WIECEK
Notary Public - California
Los Angeles County
Commission # 2478566
My Comm. Expires Jan 31, 2028

(Seal) Signature

Exhibit "A"

Land in Davidson County, Tennessee, and being Lot 18, on the Plan of Weatherstone, a Planned Unit Development, of record in Instrument No. 20020926-0117440, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Certificate of Authenticity

I, Holly A Mason, 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 9/9/26.

Holly A Mason

Affiant Signature

9/9/26

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9 day of Sept., 2026.

Notary's Signature (Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028