Karen Y Johnson Davidson County
Batch# 169051 DEEDQC
11/30/2018 11:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181130-0116890

THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2018-1556

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 27 day of Nov. 2018.

Notary Public
My commission expires: 5-30-21

SHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

Name and Address of New Owner:
Britnie Faith Turner
150 3rd Ave S Suite 1800
Nashville, TN 37201

Send Tax Bills To:
Owner

Street Address of Subject Property:
1212 Ashwood Ave.
Nashville, TN, 37212

Parcel ID:
105-13-0Q-002.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Aerial Investment Properties, LLC, a Tennessee limited liability company** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Britnie Faith Turner,** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 1210 Ashwood Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130719-0074978, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company by Warranty Deed from Angela Barrett, unmarried, of record in Instrument No. 20150807-0078894, Register's Office for Davidson County, Tennessee, dated July 31, 2015 and

recorded on August 07, 2015. (Value of consideration shown in aforementioned Deed $595,000.00)
Being also known as 1212 Ashwood Ave., Nashville, Tennessee 37212

WITNESS my hand this 27 day of Nov., 2018.

Aerial Investment Properties, LLC

By: Britnie F. Turner, Sole Member

STATE OF TENNESSEE]
COUNTY OF Williamson]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Britnie F. Turner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 27 day of Nov., 2018.

Notary Public

My commission expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021