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. 2019-1756	*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 13 day of February 2020. *Notary Public* *My commission expires:* 11/8/22

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

Send Tax Bills To:
Owner

Karen Johnson Davidson County
Batch# 358825 DEEDQC
02/14/2020 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200214-0017348

MICHAEL MCKNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-18-2022

Street Address of Subject Property:
1212 Ashwood Avenue
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.

Being the same property conveyed to Britnie Faith Turner by Quitclaim Deed from Aerial Investment Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20181130-0116890, Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 30, 2018.

Being the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Britnie Faith Turner dated October 28, 2019 and recorded October 29, 2019 in Instrument No. 20191029-0111063, Register's Office for Davidson County, Tennessee.

Being also known as 1212 Ashwood Ave., Nashville, Tennessee 37212.

WITNESS my hand this 13 day of Febrary, 2020.

Aerial Investment Properties, LLC, a Tennessee limited liability company

BY: _____
Title:

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Britnie Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself to be the Manager of Aerial Investment Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that Britnie Turner, as Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as Manager of said limited liability company.

Witness my hand and official seal at office, this 13 day of Febrary, 2020.

_____
Notary Public

My commission expires: 11/8/21

(SEAL)

MICHAEL MCKNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

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

