Karen Johnson Davidson County
Batch# 478128 DEEDWARR
09/17/2020 03:15:30 PM 2 pgs
Fees: $13.00 Taxes: $2,708.40
20200917-0106844

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2020-1196

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $732,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2020

Notary Public

MY COMMISSION EXPIRES: 4/24/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hill Top Trust Nominee Trust Agreement Dated July 20, 2020	Hill Top Trust Nominee Trust Agreement Dated July 20, 2020	
(NAME)	(NAME)	094-05-0-139.00
1122B Glenview Drive	3310 West End Ave. #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Aerial Infill, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Legina Chaudoin, Trustee of The Hill Top Trust Nominee Trust Agreement Dated July 20, 2020,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Re-Subdivision of Lot# 39 and Part of Lot# 38 Haynies Central Park of record in Plat at Instrument No. 20180808-0078069, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Loyal A. Tidwell et ux, Gladys A. Tidwell by Warranty Deed from Alberta L. Hall Jones (unmarried) of record in Book 5216, Page 614, Register's Office for Davidson County, Tennessee, dated October 28, 1977 and recorded on November 01, 1977. (Value or consideration shown in aforementioned deed $23,900.00.)

Being the same property conveyed to Aerial Infill, LLC by Warranty deed from Loyal A. Tidwell, a widower of record in Instrument No. 20180925-0095148 Register's Office for Davidson County, Tennessee, dated September 24, 2018 and recorded on September 25, 2018. (Value of consideration shown in aforementioned deed $270,000.00.)

Being also known as 1122B Glenview Drive Nashville, Tennessee 37206.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 161, Page 116, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record as Instrument Number 20180808-0078069, Register's Office of Davidson County, Tennessee.

This property, known as 1122B Glenview Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 15th DAY OF SEPTEMBER, 2020.

Aerial Infill, LLC

BY: Yvette Meldrum Authorized Agent

Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, 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 15th day of September, 2020.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County

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: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County

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