Karen Johnson Davidson County
Batch# 515852 DEEDWARR
11/13/2020 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20201113-0134070

WARRANTY DEED

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2020.

Notary Public

My commission expires: 5-30-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Acrial Infill LLC, a Tennessee limited liability company	Same as new owner	**Map 094-02-0 Parcel 051.00**
150 3rd Ave S. Ste. 1800		
Nashville, TN 37201		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Randall L. Williamson and Shirley Williamson, husband and wife, Amy Beth Williamson-Zerner, married, Benjamin Alan Williamson, unmarried, Sara Claire Hambrick, married, Matthew Harrison Williamson, married, and Seth Taylor Williamson, married, joined by Benjamin A. Williamson, Trustee of the 1711 Long Avenue Testamentary Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Acrial Infill LLC, a Tennessee limited liability company

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. 170 on the Plan of Edgefield Land Co's First Subdivision, of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to A. Ray Williamson and wife, Elynor Williamson by Substitute Trustees Deed dated December 31, 2002, from Hugh C. Howser, Substitute Trustee, of record in Instrument No. 20021231-0162815, Register's Office for Davidson County, Tennessee. The said A. Ray Williamson having since died on January 20, 2012, leaving Elynor Williamson as the surviving tenant by the entirety. The said Elynor having since died on September 7, 2018. The said property was devised to Benjamin Alan Williamson and Stephanie H. Gore, as Co-Trustees of the 1711 Long Avenue Testamentary Trust (the "Testamentary Trust") for the benefit of Vicki S. Williamson pursuant to the Last Will and Testament of Elynor S. Williamson (a/ka/a Elynor Williamson) probated under Docket No. 18P-1689, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and confirmed by the Executor's Quitclaim Deed dated May 9, 2019, from Stephanie H. Gore and Benjamin A. Williamson, Co-Executors of The Estate of Elynor S. Williamson, deceased, of record in Instrument No. 20190514-0045520, Register's Office for Davidson County, Tennessee. Benjamin Alan Williamson and Stephanie H. Gore, Co-Trustees of the 1711 Long Avenue Testamentary Trust and Vicki Cook a/k/a Vicki S. Williamson, further conveyed a one-half (1/2) undivided tenant in common interest to Randall L. Williamson; and a one-half (1/2) undivided tenant in common interest, in equal shares, to the children of the late Alan Ray Williamson, namely, Amy Beth Williamson-Zerner, Benjamin Alan Williamson, Sara Claire Hambrick, Matthew Harrison Williamson, and Seth Taylor Williamson pursuant to an Order Approving Nonjudicial Settlement Agreement under Docket Np. 20P-999 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and by Co-Trustees Quitclaim Deed dated July 15, 2020, of record in Instrument No. 20200722-0080500, Register's Office for Davidson County, Tennessee.

1711 Long Avenue Testamentary Trust Resignation of Co-Trustee executed July 28, 2020, Stephanie H. Gore resigned as Co-Trustee. Benjamin Alan Williamson serves as sole trustee of the 1711 Long Avenue Testamentary Trust.

Amy Beth Williamson-Zerner, Benjamin Alan Williamson, Sara Claire Hambrick, Matthew Harrison Williamson, and Seth Taylor Williamson are the children of the late Alan Ray Williamson, who was the son of the above mentioned Elynor Williamson, as evidenced by Affidavits of Inheritance recorded simultaneously herewith.

Shirley Williamson, a contingent beneficiary of the above mentioned Testamentary Trust has joined in the execution of this conveyance to convey all present, future and contingent interest(s), and any future survivorship interest(s), that she has or may have in and to the subject property.

The Grantors are conveying all present interest(s), and any future survivorship interest(s), that they have or may have in and to the subject property.

Affidavits of Inheritance of record in Instrument No. 202011130134061, **Instrument No.** 202011130134062, **Instrument No.** 202011130134063, **Instrument No.** 202011130134064, **Instrument No.** 202011130134066, **Instrument No.** 202011130134065, **Register's Office of Davidson County, Tennessee.**

This instrument is being executed on behalf of Randall L. Williamson, pursuant to a Power of Attorney executed by him on the 22nd day of October, 2020, of record in Instrument No. 202011130134069, **Register's Office for Davidson County, Tennessee.**

This instrument is being executed on behalf of Shirley Williamson, pursuant to a Power of Attorney executed by her on the 23rd day of October, 2020, of record in Instrument No. 202011130134068, **Register's Office for Davidson County, Tennessee.**

This instrument is being executed on behalf of Seth Taylor Williamson, pursuant to a Power of Attorney executed by him on the 26th day of October, 2020, of record in Instrument No. 202011130134067, **Register's Office for Davidson County, Tennessee.**

The above described property is not now or ever has been the principle residence of the Grantors or the Grantors' spouses.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 57, Page 130, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which were prorated and paid by the Grantor herein.

This is improved (X) Unimproved (____) property, known as **1711 Long Avenue, Nashville, TN 37206**

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 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 **6th** day of **November, 2020.**

Randall Lee Williamson by Benjamin Alan Williamson, Attorney-in-Fact

Amy Beth Williamson-Zerner

Shirley Williamson by Benjamin Alan Williamson, Attorney-in-Fact

Sara Claire Hambrick

Seth Taylor Williamson by Amy Beth Williamson-Zerner, Attorney-in-Fact

Benjamin Alan Williamson

Matthew Harrison Williamson

Benjamin Alan Williamson, Trustee of 1711 Long Avenue Testamentary Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of October, 2020, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Benjamin Alan Williamson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Randall Lee Williamson** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Randall Lee Williamson**, for the purpose therein contained, by signing the name of **Randall Lee Williamson**, by himself as Attorney-in-Fact. Witness my hand and official seal.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **November, 2020.**

Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Amy Beth Williamson-Zerner,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **November, 2020.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of October, 2020, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Benjamin Alan Williamson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Shirley Williamson** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Shirley Williamson**, for the purpose therein contained, by signing the name of **Shirley Williamson,** by himself as Attorney-in-Fact. Witness my hand and official seal.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **November, 2020.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sara Claire Hambrick,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **November, 2020.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of October, 2020, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Amy Beth Williamson-Zerner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Seth Taylor Williamson** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Seth Taylor Williamson**, for the purpose therein contained, by signing the name of **Seth Taylor Williamson,** by herself as Attorney-in-Fact. Witness my hand and official seal.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **November, 2020.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Matthew Harrison Williamson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **November, 2020.**

Notary Public

My Commission Expires: 11/6/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Benjamin Alan Williamson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **November, 2020.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Benjamin Alan Williamson, Trustee of the 1711 Long Avenue Testamentary Trust,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **November, 2020.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY