WARRANTY DEED

Karen Johnson Davidson County
Batch# 741105 DEEDWARR
10/21/2021 12:57:30 PM 2 pgs
Fees: $13.00 Taxes: $4,058.90
20211021-0141500

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,097,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Oct., 2021

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

JERRY FRANKLIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

MST 2021-1907

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
Jeremy Locke	DAS Acquisition Company, LLC a Limited Liability Company	094-02-0-201.00
(NAME)	(NAME)	
805 South 19th Street	12140 Woodcrest Executive, Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	St. Louis, MO 63141	
(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, **Britnie Faith Turner, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy Locke, a single person,** 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 the Westerly 100 feet of Lot No. 86 on the Plan of United Electric Company's Addition of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 86 fronts 50 feet on the East side South 19th Street and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Aerial Global LLC by Warranty deed from Lonnie Adams, Jr, an unmarried man of record in Instrument No. 20161221-0134287 Register's Office for Davidson County, Tennessee, dated December 16, 2016 and recorded on December 21, 2016.

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. 20181217-0122239 Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 17, 2018.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Taxes for the year 2021, which are due and payable October 1, 2021, but not delinquent until March 1, 2022, RE: 094-02-0-201.00 Subject to all matters shown on the Plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.

This property, known as 805 South 19th Street, 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 14 DAY OF OCTOBER, 2021.

BFT

Britnie Faith Turner

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Britnie Faith Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of October, 2021.

Notary Public

My commission expires: 6-24-24

ROBERT EDDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 29, 2024

(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 October 14, 2021.

Signature
October 14, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this October 14, 2021.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025