THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 759130 DEEDWARR
11/22/2021 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $3,357.75
20211122-0154827

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
AKS Valhalla Holdings, LLC 441 Capri Drive Nashville, TN 37209	AKS Valhalla Holdings, LLC 4822 Post Road Nashville, TN 37205	090-15-0-155

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **William Conoly Brown and Candace Brown, Husband and Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **AKS Valhalla Holdings, LLC, a Limited Liability Company**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1167, on the Plan of Charlotte Park, Section 16, as of record in Book 3300, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Conoly Brown and Stephanie Zander, both unmarried persons, by Warranty Deed from Jerry P. Arnold and wife, Patricia Arnold, of record on October 6, 1993, at Book 9106 Page 578, Davidson County Register of Deeds. Further being the same property conveyed to William Conoly Brown, an unmarried man, by Quitclaim Deed from Stephanie Zander, an unmarried woman, of record on September 5, 1995, at Book 9784 Page 41, Davidson County Register of Deeds.

This is property commonly known as 441 Capri Drive, Nashville, TN 37209
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 12 **day of November, 2021**:

Candace Brown

William Conoly Brown

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Candace Brown and William Conoly Brown,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of November, 2021:

Notary Public

My Commission Expires: _____

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$907,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 12 DAY OF November, 2021.

Notary Public

My Commission Expires: 7-17-22

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 11-12-21 (date of document).

Date: 11-16-21

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 16 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22