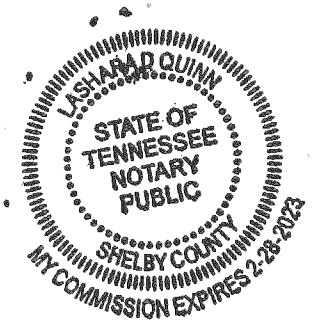
WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-2658



State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed & sworn to before me, this 25th day of May, 2022

Notary Public

My Commission Expires:

Property Address: 2402 Grover Street, Nashville, TN 37207 **Map/Parcel Number:** 070-04-0-201	**Name & Address of New Owner** AO Propco 1 LLC, a Delaware Limited Liability Company 32 Mercer St. 4th Floor New York, NY 10013	**Send Tax Bills To:** AO Propco 1 LLC, a Delaware Limited Liability Company 32 Mercer St. 4th Floor New York, NY 10013

Effective as of **27th day of May, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Brian Beaird, a married man, as his sole and separate property** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **AO Propco 1 LLC, a Delaware Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, being Lot No. 2 on the Plan of Grover Street Subdivision as of record in Instrument No. 20020430-0052830, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete.

Being the same property conveyed to Brian Beaird, a single man, by Warranty Deed from Doyle S. Gaw, of record in Instrument No. 20050803-0091407, in the Register's Office of Davidson County, Tennessee, dated July 26, 2005 and recorded on August 03, 2005.

Grantor avers that subject property was used for investment purposes and was not his marital residence

Karen Johnson Davidson County
Batch# 866133 DEEDWARR
06/01/2022 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220601-0063466

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 24 day of May 2022

GRANTOR:

Brian Beaird

Brian Beaird

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24 day of May, 2022, before me personally appeared Brian Beaird, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of May, 2022.

Sandra Denise Woods

Notary Signature
My commission expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

Tennessee Certification of Electronic Document

I, Stevie Fiesth 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 05/24/2022 (date of document).

Affiant Signature

05/24/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 24th day of May 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: may 8 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

202206010063466