Karen Johnson Davidson County
Batch# 867623 DEEDWARR
06/06/2022 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20220606-0064694

WARRANTY DEED

Return to:
Summit Title & Escrow
6389 Poplar Ave
Ste. 801
Memphis, TN 38119

LASHARAD QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-28-2023

STATE OF Tennessee
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AO Propco 1 LLC, a Delaware Limited Liability Company	AO Propco 1 LLC, a Delaware Limited Liability Company	148 14 0 199.00
(NAME)	(NAME)	
32 Mercer Street	32 Mercer Street	
(ADDRESS)	(ADDRESS)	
NYC, NY 10013	NYC, NY 10013	
(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, **Miguel Chavez, married, and Janeth Huesca, wife,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **AO Propco 1 LLC, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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. 45 on the plan of Haywood Forest Section Three Subdivision, of record in Book 5200, Page 245, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Miguel Chavez, by Warranty Deed from Jermall Lyons and wife, Adrienne Lyons, of record in Instrument No. 20080710-0071038, in the Register's Office of Davidson County, Tennessee, dated June 27, 2008 and recorded on July 10, 2008.

*Janeth Huesca is joining in to convey any marital interest she may have in the property.

This conveyance is made subject to subdivision restrictions, building lines and easements of record including those in Plat Book 5200, Page 245, Register's Office for Davidson County, Tennessee; Restrictive Covenants in Book 5583, Page 115, in said Register's Office; subject to the flow of any stream across the subject property; any and all visible easements lying on or across he property, Tennessee real estate taxes not yet due and payable, and all other matters of record, including all items set out on any applicable plat of record.

Witness my hand this 31st day of May, 2022.

Miguel Chavez

Miguel Chavez

Janeth Huesca

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Miguel Chavez and Janeth Huesca**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of May, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 06/01/2022 (date of document).

Affiant Signature

06/01/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 1st day of June 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: may 8 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY