DocuSign Envelope ID: 1263677B-BBAF-491A-A628-185C71B1E04D

Karen Johnson Davidson County
Batch# 867629 DEEDWARR
06/06/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,208.05
20220606-0064700

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-2684

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $326,500.00

DocuSigned by:
B Darryl K
Affiant

Subscribed & sworn to before me, this 1 day of June, 2022

LASHARA D QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 28, 2023

DocuSigned by:
LaShara Quinn
Notary Public

My Commission Expires:

| **Property Address:** 7006 Bonnalake Drive, Hermitage, TN 37076<br>**Map/Parcel Number:** 074-08-0-223 | **Name & Address of New Owner**<br>AO Propco 1 LLC, a Delaware Limited Liability Company<br>32 Mercer St. 4th Floor<br>New York, NY 10013 | **Send Tax Bills To:**<br>AO Propco 1 LLC, a Delaware Limited Liability Company<br>32 Mercer St. 4th Floor<br>New York, NY 10013 |
|---|---|---|

Effective as of **1st day of June, 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**, B. Darryl Kiser, an unmarried man** 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:

Being Lot No. 1020 on the Plan of Section Ten Hermitage Hills, of record in Plat Book 3600, Page 50, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to B. Darryl Kiser, unmarried, by Warranty Deed from Robert Therlin Copeland and wife, Edna Fay Copeland, of record in Book 11045, Page 618, in the Register's Office of Davidson County, Tennessee, dated July 24, 1998, and recorded on July 31, 1998.

DocuSign Envelope ID: 1263677B-BBAF-491A-A628-185C71B1E04D

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 Hermitage**, 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 1 day of June 2022

GRANTOR:

DocuSigned by:
B. Darryl Kiser
3C0B2F75B5C44A...

B. Darryl Kiser

**STATE OF TENNESSEE**
**COUNTY OF SHELBY**

**On this 1 day of June, 2022, before me personally appeared B. Darryl Kiser, 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 1 day of June, 2022.**

DocuSigned by:
LaShara Quinn
A1A5A5F6...

**Notary Signature**
**My commission expires:**
**Notarized Online Using Audio-Video Communication**

LASHARA D QUINN
TENNESSEE NOTARY PUBLIC
Shelby County

ONLINE NOTARY PUBLIC
My Commission Expires: February 28, 2023

**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