Karen Johnson Davidson County
Batch# 886654 DEEDWARR
07/11/2022 09:30:30 AM 7 pgs
Fees: $38.00 Taxes: $1,106.29
20220711-0079249

WHEN RECOREDED MAIL TO:
SPRUCE
6100 TENNYSON PARKWAY
PLANO, TX 75024

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AO PROPCO 1 LLC	AO PROPCO 1 LLC	07013003500
32 MERCER ST, 4TH FLOOR NEW YORK, NY 10013	32 MERCER ST, 4TH FLOOR NEW YORK, NY 10013	

For good consideration, I (We) **NMA PROPERTIES, LLC,** whose mailing address is 15425 EL CAPITAN REAL LN, EL CAJON, CA 92021, hereby bargain, deed and convey to **AO PROPCO 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 32 MERCER ST, 4TH FLOOR, NEW YORK, NY 10013, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same property conveyed to NMA PROPERTIES, LLC from Michelle Monique Mathews and Tim Mathews by deed dated 11/20/2015 and recorded on 12/21/2015 as Instrument No. 20151221-0127912.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

Witness our hand this 07/07/2022 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NMA PROPERTIES, LLC

By: _____

Name: Tim Mathews

Title: Manager

STATE OF TENNESSEE)

COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of_____ _____, 20_____, by_____, who is personally known to me (or satisfactorily proven) to be the_____ of_____ the_____ herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

See attached

Notary Public

My Commission Expires:_____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 07-07-2022 before me, Kristin Rhodes Notary Public
(insert name and title of the officer)

personally appeared Timothy Mathews,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KRISTIN RHODES
COMM # 2379077
SAN DIEGO County
California Notary Public
Comm Exp Oct. 19, 2025

Signature _____ (Seal)

Warranty deed

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $298,996.57 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF_____
COUNTY OF_____

Sworn to before me this_____ day of_____, 20_____.

See attached

Notary Public
My Commission Expires:

Name and address for person(s) responsible for taxes:
AO PROPCO 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY
32 MERCER ST, 4TH FLOOR
NEW YORK, NY 10013

Name and Address of property owner:
AO PROPCO 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY
32 MERCER ST, 4TH FLOOR
NEW YORK, NY 10013

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on
this 7th day of July, 2022,
by Timothy Mathews

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

KRISTIN RHODES
COMM # 2379077
SAN DIEGO County
California Notary Public
Comm Exp Oct. 19, 2025

(Seal)

Warranty deed Valuation affidavit

Tennessee

EXHIBIT A

LEGAL DESCRIPTION

TRACT 7:

Land in Davidson County, Tennessee, being Lot No. 315, D.T. McGavock's and Others Addition, as shown on plat of record in Plat Book 21, Page 41, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Parcel ID No.: 081 15 0 280.00
Property Address: 1500 16th Ave N, Nashville, TN 37208

Certificate of Authenticity

I, Georgina Ghio, 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 07/07/2022.

Date

Affiant Signature

07/08/2022

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 8th day of July, 2022.

Notary's Signature

My Commission Expires: 10/15/2025

Date

Notary's Seal (if on paper)

NOTARY PUBLIC STATE OF TEXAS
SHAUN ROBERTSON
Notary ID #133396608
My Commission Expires
October 15, 2025