DocuSign Envelope ID: 52354ABD-4010-4507-A3F7-E2A56C32F055

Karen Johnson Davidson County
Batch# 888091 DEEDWARR
07/13/2022 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220713-0080427

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-3257

LASHARA D QUINN
TENNESSEE NOTARY PUBLIC
Shelby County

ONLINE NOTARY PUBLIC
My Commission Expires: February 28, 2023

Notarized Online Using Audio-Video Communication

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

DocuSigned by:
Katelyn R. Vaughan
Affiant

Subscribed & sworn to before me, this 5th day of July, 2022

DocuSigned by:
LaShara Quinn
Notary Public

My Commission Expires:

Property Address: 901 Avery Green Court, Old Hickory, TN 37138 **Map/Parcel Number:** 053 12 0 255.00	**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 **8th day of July, 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**, Katelyn R. Vaughan, a single woman** 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, Tennessee, being Lot No. 30, on the Final Plat of Jackson's Landing Estates, Section II, of record in Plat Book 8250, Page 975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Katelyn R. Vaughan, a single woman, by Warranty Deed from Cathleen Schooley, unmarried, of record in Instrument No. 20160527-0053979, in the Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 27, 2016.

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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 Old Hickory**, 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 5th day of July 2022

GRANTOR:

DocuSigned by:
Katelyn R. Vaughan
BB2E4B2E57DA4B...

Katelyn R. Vaughan

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 5th day of July, 2022, before me personally appeared Katelyn R. Vaughan, 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 5th day of July, 2022.

DocuSigned by:
LaShara Quinn
A6B4C8C1C2454...

Notary Signature

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 Friesth 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 07/08/2022 (date of document).

Affiant Signature

07/08/2022
Date

State of Tennessee

County of Shelby

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

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

