Karen Johnson Davidson County
Batch# 889176 DEEDWARR
07/14/2022 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220714-0081027

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-3421

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

State of Tennessee
County Williamson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed & sworn to before me, this 13 day of July, 2022

Notary Public

My Commission Expires:

Property Address: 1436 Mohawk Trail, Madison, TN 37115 **Map/Parcel Number:** 063 02 0 010.00	**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 14th **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, **Larry Pointer, 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, Tennessee, being Lot No. 48 on the Plan of Nawakwa Hills Powwow Addition - Section No. 2, as of record in Book 974, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Larry Pointer, a married man, by Warranty Deed from David D. Reams and wife, Jeanette L. Reams, of record in Instrument No. 20171206-0124390, in the Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 6, 2017.

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

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 Madison**, 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 13 day of July 2022

GRANTOR:

Larry Pointer

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

On this 13 day of July, 2022, before me personally appeared Larry Pointer, 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 13 day of July, 2022.

Notary Signature
My commission expires:

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

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 07/13/2022 (date of document).

Affiant Signature

07/13/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 13th day of July, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

