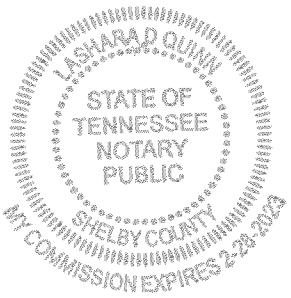
Karen Johnson Davidson County
Batch# 889425 DEEDWARR
07/15/2022 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20220715-0081360




STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $332,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of July, 2022.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER/ SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|
| AO Propco 1 LLC, a Delaware Limited Liability Company | 074-16-0-058.00 |
| (NAME) (NAME) | |
| 32 Mercer St. 4th Floor | |
| (ADDRESS) (ADDRESS) | |
| New York, NY 10013 | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Sabrina L. Smith,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **AO Propco 1 LLC, a Delaware Limited Liability Company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 427, Section Five, Hermitage Hills, as of record in Book 3300, Page 1, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES L. SMITH, unmarried, by deed from FREDRIC A. LAMBERT, JR. AND WIFE, ELEANOR LORENE LAMBERT, of record in Book 8548, page 228, dated February 4, 1992, said Register's Office.

JAMES L. SMITH further conveyed said property to SABRINA L. SMITH, by Quitclaim Deed of record in Book 10089, page 842, dated June 7, 1996, as re-recorded in Book 10674, page 254, said Register's Office.

This property is __unimproved _X_improved property known as: 235 Bonnabrook Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 15 day of July, 2022.

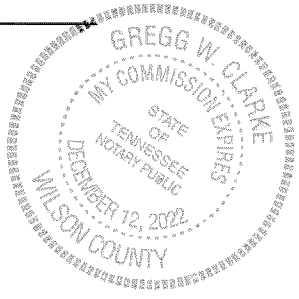
Sabrina L. Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sabrina L. Smith, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of July, 2022.

Notary Public
My Commission Expires:



**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 07/15/2022 (date of document).

Affiant Signature

07/15/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 15th day of July, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

