Karen Johnson Davidson County
Batch# 902472 DEEDWARR
08/12/2022 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,101.12
20220812-0091624

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-3623

LASHARA D QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-20-2023

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $297,600.00

Affiant

Subscribed & sworn to before me, this 11 day of August, 2022

Notary Public

Property Address: 659 FRANKFORT DR, HERMITAGE, TN 37076 **Map/Parcel Number:** 075 08 0 116.00	**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 **11th day of August, 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, **Vladan Seidl and Sheila Seidl, husband and wife** 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. 473, on the Plan of Section Eight, Tulip Grove, of record in Book 4660, Page 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martha R. Philo by deed of record March 11, 1997, at Book 10375, Page 323, in the Register's Office of Davidson County, Tennessee. The said Martha R. Philo died October 26, 2014. The Last Will and Testament of Martha Ruth Philo, admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee Probate Division at Docket No. 15P295, and recorded at Instrument No. 20150311-0020797 in the Register's Office of Davidson County, Tennessee, named three (3) beneficiaries: Lee Walker Beazley, David Andrew Beazley, and Samantha Marie Beazley Eli. Lee Walker Beazley died on or about March 16, 2010, predeceasing Martha R. Philo. Lee Walker Beazley left no issue. The two (2) surviving beneficiaries of Martha R. Philo, David Andrew Beazley and Samantha Marie Beazley Eli, conveyed the subject property to Vladan Seidl and Sheila Seidl, husband and wife, by Warranty Deed of record at Instrument No. 20150320-0024145 and corrected at Scrivener's Affidavit of record in Instrument No. 20150515-0044827, Register's Office of Davidson County, Tennessee.

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 11 day of August 2022

GRANTOR:

Vladan Seidl

Sheila Seidl

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

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 11 day of August, 2022, before me personally appeared Vladan Seidl and Sheila Seidl, 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 11 day of August, 2022.

Notary Signature
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 08/11/2022 (date of document).

Affiant Signature

08/11/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 11th day of August, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

