Karen Johnson Davidson County
Batch# 905472 DEEDWARR
08/19/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220819-0093957

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-3507

LASHARA D QUINN
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-25-2023

State of TN
County Shelby

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

Affiant

Subscribed & sworn to before me, this 10th day of August, 2022

Notary Public

Property Address: 4824 Catskill Drive, Old Hickory, TN 37138 **Map/Parcel Number:** 065 09 0 138.00	**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 **10th 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, **Laura Lea Kirby, a married woman, as her 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. 438 on the plan of Section Four, Sherwood Forest, of record in Book 4460 at Page 183, Register's Office for Davidson County, Tennessee.

Said Lot No. 438, which is a corner lot, fronts 95.92 feet on the Southerly margin of Smokey Drive and fronts 100.26 feet on the Westerly margin of Catskill Drive, said frontages being joined by a curve having a length of 37.84 feet, and extends back 160.35 feet on the Southerly line and 147.75 feet on the Westerly line to a Point of intersection.

Being the same property conveyed to David Paul Griesinger and Judith Frances Skelton, both unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Marie-France Colliard, unmarried, of record in Book 7714, Page 69, in the Register's Office of Davidson County, Tennessee, dated November 28, 1988 and recorded on November 29, 1988. David Paul Griesinger and Judith Frances Skelton a/k/a Judith Frances Griesinger subsequently married. David Paul Griesinger died on September 11, 2010, leaving Judith Frances Skelton a/k/a Judith Frances Griesinger as the sole surviving tenant by the entirety. The said Judith Frances Skelton a/k/a Judith Frances Griesinger having since died intestate on April 04, 2019, Laura Lea Kirby, as Administratrix of the Estate of Judith Frances Griesinger, as appointed by Order from the Probate

Court for Davidson County, Tennessee at Case No. 19P750, conveyed the subject property herein by Administratrix's Deed to Laura Lea Kirby individually, recorded at Instrument No. 20220504-0551784, in the Register's Office of Davidson County, Tennessee, dated April 27, 2022 and recorded May 04, 2022. Laura Lea Kirby now conveys the subject property herein individually and as sole surviving heir of Judith Frances Skelton a/k/a Judith Frances Griesinger, as evidenced by affidavits of heirship simultaneously recorded herewith.

Grantors avers that subject property was inherited and is not her 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 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 10 day of August 2022

GRANTOR:

Laura Lea Kirby

Laura Lea Kirby

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 10 day of AUGUST, 2022, before me personally appeared Laura Lea Kirby, 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 10 day of AUGUST, 2022.

Katelynn King

Notary Signature

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 08/10/2022 (date of document).

Affiant Signature

08/10/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 10th day of August, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

