WARRANTY DEED

Karen Johnson Davidson County
Batch# 916695 DEEDWARR
09/14/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $4,634.62
20220914-0102490

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,252,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Sept., 2022

Notary Public

MY COMMISSION EXPIRES: 4-28-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

MST 2021-1710

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sa Cara Shaw Pride	First Horizon Bank	094-05-0-138.00
(NAME)	(NAME)	
1117 Ozark Street	165 Madison Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Aerial Infill, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sa Cara Shaw Pride and Jonathan Raphael Pride, wife and husband** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being Lots No. 5 as shown on the Re-Subdivision of Final Plat, Re-Subdivision of Lots Number 59, 60, 61 and 62, on the Map of Haynie's Central Park Plan, of record in Instrument Number 20180102-0000551, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Aerial Global LLC by Warranty deed from Construct-All USA, Inc of record in Instrument No. 20170725-0075222 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 25, 2017. (Value or consideration as shown in aforementioned deed $851,577.00.)

Being a portion of the same property conveyed to Aerial Infill LLC, a Tennessee limited liability company by deed from Aerial Global LLC, a Tennessee limited liability company of record in Instrument No. 20180508-0044047 Register's Office for Davidson County, Tennessee, dated May 03, 2018 and recorded on May 08, 2018. (Value or consideration as shown in aforementioned deed $1,110,127.00.)

Being the same property conveyed to East Greenway Park LLC by Quitclaim deed from Aerial Infill LLC of record in Instrument No. 20210910-0121755 Register's Office for Davidson County, Tennessee, dated September 03, 2021 and recorded on September 10, 2021. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Aerial Infill LLC by Quitclaim deed from East Greenway Park LLC of record in Instrument No. 020220822-0094676 Register's Office for Davidson County, Tennessee, dated August 22, 2022 and recorded on August 22, 2022. (Value of consideration shown in aforementioned deed $0.00.)

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20180102-0000551, Plat Book 161, Page 116 and Plat Instrument No. 20160310-0023256, Register's Office of Davidson County, Tennessee. Restrictions for Stormwater Facilities and Systems of record in Instrument Number 20200116-0005688, in the Register's Office for Davidson County, Tennessee.

This property, known as 1117 Ozark Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 9th DAY OF September, 2022.

Aerial Infill, LLC

BY: YM, Authorized Agt

Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of September, 2022.

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 September 9, 2022.

Affiant Signature _____

September 9, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of September 9 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 2/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County