Karen Johnson Davidson County
Batch# 922346 DEEDWARR
09/28/2022 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $4,753.76
20220928-0107053

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,284,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 2022

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2021-1742

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
Shane Orr and Tia-Clair Orr	Same Owner	094-05-0-137.00
(NAME)	(NAME)	
1115 Ozark Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **East Greenway Park, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shane Orr and Tia-Clair Orr husband and wife,** 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:

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 Infill, LLC, a Tennessee limited liability company by Warranty 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. 20220112-0004120 Register's Office for Davidson County, Tennessee, dated December 31, 2021 and recorded on January 12, 2022. (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. 20220822-0094667 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 1115 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 13th DAY OF September, 2022.

East Greenway Park, LLC

BY: Yvette Meldrum 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 13th day of September, 2022.

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, Jill Neely, 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 09/13/2022.

Date

Jill M Neely

Affiant Signature

09/27/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of September, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)