Karen Johnson Davidson County
Batch# 923954 DEEDWARR
09/30/2022 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220930-0108252

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-22-4368

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

State of Tennessee
County Williamson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed & sworn to before me, this 30 day of September, 2022

Notary Public

My Commission Expires:

Property Address: 157 BRENDA CT, ANTIOCH, TN 37013 **Map/Parcel Number:** 148 15 0 179.00	**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 **30th day of September, 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, **Kent Howard Borror and Dana Borror, 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. 28 on the Plan of Revised Haywood Forest Subdivision, of record in Book 5200, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Kent Howard Borror and wife Dana Borror, by Quitclaim Deed from Kent Howard Borror, of record in Instrument No. 20051208-0147770, in the Register's Offie of Davidson County, Tennessee, dated November 22, 2005 and recorded on December 08, 2005.

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 ANTIOCH**, 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 30 day of September 2022

GRANTOR:

Kent Howard Borror

Dana Borror

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30 **day of** September, **2022, before me personally appeared Kent Howard Borror and Dana Borror, 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 30 **day of** September, **2022.**

Notary Signature
My commission expires:

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 09/30/2022 (date of document).

Affiant Signature

09/30/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 30th day of September, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

