Karen Johnson Davidson County
Batch# 944392 DEEDWARR
11/23/2022 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20221123-0124084

THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5444-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,100,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 2022. Notary Public MY COMMISSION EXPIRES: 3/6/24 (AFFIX SEAL)

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Air Fox, LLC.	Air Fox, LLC	
1206 Tyne Blvd.	3811 Bedford Ave. Ste 102	145030000700
Nashville, TN 37215	Nashville TN 37215	
(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, **Anthony G. Weeks and Angela R. Weeks, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Air Fox, LLC., a Wyoming Limited Liability Company**

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, being Lot No. 17 on the Plan of Harpeth Acres Section I of record in Plat Book 1424, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony G. Weeks and wife, Angela R. Weeks by Special Warranty deed from Andrea Gail Caro Klausner and Gerald Klausner, Co-Executors of the Last Will and Testament of Caryl K. Caro, deceased of record in Instrument No. 20090616-0055913 Register's Office for Davidson County, Tennessee, dated June 2, 2009 and recorded on June 16, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1206 Tyne Blvd., Nashville, TN 37215**

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 our hands this the 21 day of NOVEMBER, 2022.

Anthony G. Weeks

Anthony G. Weeks

Angela R. Weeks

Angela R. Weeks

Fletcher James IV NOTARY PUBLIC Exp. - May 14, 2024 DISTRICT OF COLUMBIA

STATE OF DC
COUNTY OF DC

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anthony G. Weeks**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of NOVEMBER 2022

My Commission expires: 05/14/24

Notary Public

Fletcher James IV NOTARY PUBLIC Exp. - May 14, 2024 DISTRICT OF COLUMBIA

STATE OF DC
COUNTY OF DC

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angela R. Weeks**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of NOVEMBER 2022

My Commission expires: 05/14/24

Notary Public

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/23/22

GEORGE E. MUDTER, JR.
Dated 11/23/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/23/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

