FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00
Karen Johnson Davidson County Batch# 963362 DEEDQC 01/23/2023 11:40:30 AM 6 pgs Fees: $32.00 Taxes: $0.00 20230123-0005074	Affiant Notary My Commission Expires: 1/25/26 SUBSCRIBED AND SWORN TO BEFORE ME THIS: January 23, 2023.

DANA L. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Address of New Owner	Map – Parcel Number	Send Tax Bills To:
Aerial Capital Holdings, LLC 25 Jefferson St., Suite T-1 Clarksville, TN 37040	084 05 08 900.00	SAME AS NEW OWNER

This instrument prepared by:
Calcese & Associates, LLC
25 Jefferson St. Suite T-1, Clarksville Tennessee 37040
(931) 343-8185

Property Address:
2822 Eastland Avenue, Nashville, TN

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed as of the 20 day of January 2023, by **EAST GREENWAY PARK OWNER'S ASSOCIATION, INC., a Tennessee Non-Profit Corporation** and **EAST GREENWAY PARK, LLC, a Tennessee Limited Liability Company** (collectively the "Grantor"), **AERIAL CAPITAL HOLDINGS, LLC, a Tennessee Limited Liability Company,** (the "Grantee") WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, Tennessee, being bounded and described in **Exhibit A** attached hereto and incorporated here within.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters would be disclosed by such title examination. Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

GRANTOR:

EAST GREENWAY PARK, LLC

By AERIAL CAPITAL HOLDINGS, LLC

By: _____
Name: Britnie Turner
Its: Managing Member

STATE OF Tennessee :
:
COUNTY OF Davidson :

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Britnie Turner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself, to be the Managing Member (or other officer authorized to execute the instrument) of **Aerial Capital Holdings, LLC as the Managing Member of East Greenway Park, LLC,** the within named bargainor, and that such authorized officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized officer.

Witness my hand and seal at office this the 20 day of January, 2023.

My Commission Expires: 7/25/26

_____
NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

202301230005074

GRANTOR:

EAST GREENWAY PARK
OWNER'S ASSOCIATION, INC.

By: _____
Name: Britnie Turner
Its: Member

STATE OF Tennessee :
:
COUNTY OF Davidson :

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Britnie Turner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself, to be the Member (or other officer authorized to execute the instrument) of **East Greenway Park Owner's Association, Inc.,** the within named bargainor, and that such authorized officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized officer.

Witness my hand and seal at office this the 20 day of January, 2023.

My Commission Expires: 7/25/26

_____
NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of East Greenway Park, a Townhouse Planned unit Development as shown on Exhibit "B" of East Greenway Park of record in Instrument N. 20160707-0069540, as amended in Instrument No. 20161020-0110945 in the Register's Office of Davidson County, Tennessee to which Plan Reference is hereby made for a more complete description of the property.

Being the same property conveyed to East Greenway Park, LLC by Warranty Deed from Gay M. Hurt, Camille M. Demonbreun, Betty M. West and Ruth M. Edwards of record in Instrument No. 20130508-0046306, Register's Office of Davidson County, Tennessee dated May 6, 2013 and recorded on May 8, 2013.

Certificate of Authenticity

I, Kathyn Clarke, 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 January 20, 2023.

Date

Affiant Signature

1/23/23
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 23 day of January, 2023.

Notary's Signature

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 7/25/26
Date

Notary's Seal (if on paper)