WARRANTY DEED

Karen Johnson Davidson County
Batch# 990328 DEEDWARR
04/10/2023 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $6,323.08
20230410-0026104

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,708,941.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES: 10.20.24

(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

MST 2022-0132

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
Rebecca Johnson and Mark Johnson, and Jennifer Ruth Patterson and Timothy G. Patterson	Crosscountry Mtg., LLC	
(NAME) 1711 Long Avenue	(NAME) 2140 Superior Avenue	094-02-0-051.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Cleveland, OH 44114	
(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, a Tennessee limited liability,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Johnson and Mark Johnson, wife and husband as to one half interest and Jennifer Ruth Patterson and Timothy Glenn Patterson, wife and husband as to the remaining one half interest,** 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. 170 on the Plan of Edgefield Land Co's First Subdivision of record in Plat Book 57, Page 130, 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 Jerry Wayne Cook and wife, Vicki W. Cook by Warranty deed from Annie Glover Jamison, a widow of record in Book 8847, page 13, Register's Office for Davidson County, Tennessee, dated January 21, 1993 and recorded on January 25, 1993. (Value or consideration shown in aforementioned deed $38,000.00.)

Being the same property conveyed to Vicki W. Cook by Quitclaim deed from Jerry Wayne Cook of record in Book 10024, page 277, Register's Office for Davidson County, Tennessee, dated April 22, 1996 and recorded on April 23, 1996. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to A. Ray Williamson and wife, Elynor Williamson by Substitute Trustees deed from Hugh C. Howser, substitute trustee of record in Instrument No. 20021231-0162815 Register's Office for Davidson County, Tennessee, dated December 31, 2002 and recorded on December 31, 2002. (Value of consideration shown in aforementioned deed $46,000.00.)

A. Ray Williamson died on or about January 20, 2012, leaving Elynor Williamson, sole surviving tenant by the entirety.

Elynor Williamson died on or about September 07, 2018, her Last Will and Testament duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) under Docket No. 18P1689, estate being closed October 14, 2019.

Being the same property conveyed to Benjamin Alan Williamson and Stephen H. Gore, Co-Trustees of the 1711 Long Avenue Testamentary Trust by Executors Quitclaim deed from Stephanie H. Gore and Benjamin A. Williamson, Co-Executrix of the estate of the Elynor S. Williamson, deceased of record in Instrument No. 20190514-0045520 Register's Office for Davidson County, Tennessee, dated May 09, 2019 and recorded on May 14, 2019. (Value of consideration shown in aforementioned deed $0.00.).

Being the same property conveyed to a one-half (1/2) undivided tenant in common interest to Randall L. Williamson: and a one-half (1/2) undivided tenant in common interest, in equal shares, to Amy Beth Williamson-Zerner, Benjamin Alan Williamson, Sara Claire Hambrick, Matthew Harrison Williamson, and Seth Taylor Williamson and Vicki Cook a/k/a Vicki S. Williamson, joins in the execution by Co-Trustees Quitclaim deed from Benjamin Alan Williamson and Stephen H. Gore, Co-Trustees of the 1711 Long Avenue Testamentary Trust of record in Instrument No. 20200722-0080500 Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 22, 2020. (Value of consideration shown in aforementioned deed $0.00.).

Note:

Affidavit of Inheritance recorded on November 13, 2020, in Instrument No. 20201113-0134061, 20201113-0134062, 20201113-0134063, 20201113-0134064, 20201113-0134065 and 20201113-0134066, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aerial Infill, LLC, a Tennessee limited liability company by Warranty deed from Randall L. Williamson and Shirley Williamson, husband and wife, Amy Beth Williamson-Zerner, married, Benjamin Alan Williamson, unmarried, Sara Claire Hambrick, married, Matthew Harrison Williamson, married, and Seth Taylor Williamson, married, joined by Benjamin A. Williamson, Trustee of the 1711 Long Avenue Testamentary Trust of record in Instrument No. 20201113-0134070 Register's Office for Davidson County, Tennessee, dated November 06, 2020 and recorded on November 13, 2020. (Value of consideration shown in aforementioned deed $315,000.00.)

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 in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20210521-0069541, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20210521-0069542, in the Register's Office for Davidson County, Tennessee. Restrictive Covenant for Detached Structure of record in Instrument Number 20220830-0097769, in the Register's Office for Davidson County, Tennessee.

This property, known as 1711 Long Avenue, 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 5th DAY OF APRIL, 2023.

Aerial Infill, LLC, a Tennessee limited liability company

BY: _____, Authorized Agent

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 5th day of April, 2023.

_____
Notary Public

Amelia Swanson
State of Tennessee Notary Public
Williamson County

My commission expires:

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 April 5, 2023.

Affiant Signature _____

April 5, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of April 2023.

_____
Notary's Signature

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

MY COMMISSION EXPIRES: 10.20.24