Karen Johnson Davidson County
Batch# 1046644 DEEDWARR
09/06/2023 12:22:30 PM 4 pgs
Fees: $23.00 Taxes: $11,100.00
20230906-0069893

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF MONTGOMERY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00 Affiant Notary My Commission Expires: 09/02/24 SUBSCRIBED AND SWORN TO BEFORE ME THIS: 1st Sept, 2023

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Jeremy Locke Britnie Turner 1018 Ozark Street Nashville, TN 37206	UMortgage, LLC 100 North 18th Street, Ste. 1400 Philadelphia, PA 19103	094 05 0 123.00

THIS WARRANTY DEED OF REALTY, executed as of September 1, 2023, by **Aerial Infill LLC, a Tennessee Limited Liability Company**, (the "Grantor"), for consideration paid, grant to **Jeremy Locke and Britnie Turner, joint tenants with right of survivorship,** (collectively the "Grantee")

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 1018 Ozark Street, Nashville, Tennessee 37206, and bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Part of Lot 86, Map of Haynie's Central Park Plan of record in Plat at Instrument No. 20121228-0120024, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Aerial Infill LLC, a Tennessee limited liability company, by Deed from Aerial Global, LLC, a Tennessee limited liability company, of record in Instrument No. 20180508-0044047, in the Register's Office of Davidson County, Tennessee, dated May 03, 2018, and recorded on May 08, 2018.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2023 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE(S) PAGE TO FOLLOW]

In WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR

Aerial Infill LLC, a Tennessee Limited Liability Company

By: _____
Britnie F. Keane - Manager

STATE OF TENNESSEE :
COUNTY OF Davidson :

Before me, Ann Stathos Donnell of the state and county mentioned, personally appeared **Britnie Faith Keane**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Manager** of **Aerial Infill, LLC a Tennessee Limited Liability Company** the within named bargainor, a Limited Liability Company, and that such **Britnie Faith Keane** as such **Manager** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as **Manager.**

Witness my hand and seal on this September 1, 2023.

My Commission Expires: 09/02/24

_____
NOTARY PUBLIC

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Taira Massey, 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 September 1, 2023.

Date

Taira Massey

Affiant Signature

9/5/2023

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 05 day of September, 2023.

Notary's Signature

My Commission Expires: 04.18.2026

Date

Notary's Seal (if on paper)

KATLYN CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY