Return to:
Karley Wilson
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4348
File No. TN252307095K

This instrument was prepared by:
T. Gregory Ehrhard, Esq.
Mary Lu Noah
Stites & Harbison PLLC
400 West Market Street, Suite 1800
Louisville, KY 40202

Karen Johnson Davidson County
Batch# 1053342 DEEDWARRSP
09/22/2023 03:29:30 PM 6 pgs
Fees: $33.00 Taxes: $13,967.50
20230922-0074774

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Sharondale Development Holdings LLC 18100 Von Karman Ave., Suite 500 Irvine, CA 92612 Attn: Chase Emery	Same as New Owner	11703006400, 11703014000, 11703014100, 11702022600, 11702022700, 11703006500, and 11703013800

FOR AND IN CONSIDERATION OF the sum of $3,775,000.00 cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **AERO MORTGAGE LOAN TRUST 2019-1**, a Delaware statutory trust (the "**Grantor**"), has bargained and sold, and hereby transfer and convey to **SHARONDALE DEVELOPMENT HOLDINGS LLC**, a Tennessee limited liability company, and its successors and assigns (the "**Grantee**"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property.

The Property is conveyed subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, and its successors and assigns, forever.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to the Property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

Effective as of the 19 day of September, 2023.

(Next Page is Signature Page)

IN WITNESS WHEREOF, this instrument has been executed by Grantor on the day and year first above written.

AERO MORTGAGE LOAN TRUST 2019-1, a Delaware statutory trust

By: _____
Name: Michael Brooks
Title: REO Closer

STATE OF Florida)
)
COUNTY OF Hillsborough)

Before me personally appeared Michael Brooks, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his free act and deed.

Witness my hand and official seal at office, this 19 day of September, 2023.

_____
Notary Public

My Commission Expires:

11/9/25

CRISTAL M. ORTIZ PEREZ
MY COMMISSION # HH 196994
EXPIRES: November 9, 2025
Bonded Thru Notary Public Underwriters

1588007:1

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,775,000.00.

Affiant Michael Brooks

Sworn to and subscribed before me this 19 day of September, 2023.

Notary Public

My Commission Expires:

11/9/25

CRISTAL M. ORTIZ PEREZ
MY COMMISSION # HH 196994
EXPIRES: November 9, 2025
Bonded Thru Notary Public Underwriters

EXHIBIT A

Description of Property

The following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, 3, 4, 5, 6, 7 on the Plan of Sharondale Drive Subdivision of record in Plat Book 6050, Page 185, in the Registers Office for Davidson County, Tennessee.

Being the same property conveyed in Instrument No. 20220112004982, in the Registers Office for Davidson County, Tennessee.

This property is now or was formerly known as 2128 A, 2128 B, 2128 E, 2128 G, 2130 A, 2130 C, and 2130 E Sharondale Drive, Nashville, TN 37215.

EXHIBIT B

1. Taxes for the year 2023, a lien not yet due and payable.

2. Terms and conditions of the Agreement to Maintain, recorded in Book 6621, Page 153, in the Office of the Register of Deeds for Davidson County, Tennessee.

3. Right-of-Way recorded in Book 2096, Page 106, aforesaid records.

4. Final Judgement, recorded in Book 5711, Page 520, aforesaid records.

5. Permanent Easement for construction and maintenance of an electric power transmission lie and underground sanitary sewers, as shown in that certain Warranty Deed, recorded in Book 4741, Page 435, aforesaid records.

Tennessee Certification of Electronic Document

I, Ambreen Shahnawaz, 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 19, 2023 (date of document).

Ambreen Shahnawaz
Affiant Signature

September 22, 2023
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 22nd day of September, 2023.

Kaitlin M Frederick
Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

