Karen Johnson Davidson County
Batch# 1083437 DEEDWARR
12/18/2023 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20231218-0097515

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37972	The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me this 18th day of December, 2023. Notary Public My Commission Expires: 7/7/27

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Riley Bryant 4815 Granny White Pike Nashville, TN 37220	James Riley Bryant 2503 Belmont Boulevard Nashville, TN 37212	Map and Parcel No.: 14503000800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, AirFox, LLC, a Wyoming limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to James Riley Bryant ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4815 Granny White Pike, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of December, 2023.

AirFox, LLC, a Wyoming limited liability company

By: _____
Chelsea Armistead, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Chelsea Armistead, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Authorized Agent of AirFox, LLC, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of December, 2023.

_____
Notary Public

My Commission Expires: 3/6/24

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Harpeth Acres, Section 1, of record in Book 1424, page 140, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Air Fox, LLC, a Wyoming limited liability company, by deed dated January 19, 2023 from Tim Baskin and Kelly Stovall Baskin, husband and wife, of record in Instrument No. 20230119-0004433, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 1424, Page 140, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/18/23 (date of document).

Affiant Signature

12/18/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of December, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

