WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title and Escrow
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-24-1039

Karen Johnson Davidson County
Batch# 1100460 DEEDWARR
02/12/2024 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.87
20240212-0009825

State of TN
County SHELBY

The actual consideration or value, whichever is greater, for this transfer is $285,100.00

Affiant

Subscribed & sworn to before me, this 12 day of FEBRUARY, 2024

Notary Public

My Commission Expires: 10-5-25

JOSEPH CARROLL NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY My Comm. Exp. 10-05-25

Property Address: 149 Dellway Dr, Nashville, TN 37207 **Map/Parcel Number:** 060 16 0 099.00	**Name & Address of New Owner** AO Propco 1, LLC, a Delaware Limited Liability Company 199 Lafayette St. 7th Floor New York, NY 10012	**Send Tax Bills To:** AO Propco 1, LLC, a Delaware Limited Liability Company 199 Lafayette St. 7th Floor New York, NY 10012

Effective as of **12th day of February, 2024**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Henri M. Vanasse, a married man, and Cheryl Frazier, a single woman** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **AO Propco 1, LLC, a Delaware Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 281 on the final plat of Joywood Heights, Section 2, as of record in Plat Book 1130, Pages 92 and 93, Register's office for said County.

Said Lot No. 281 fronts 75 feet on the Northerly side of Dellway Drive, and runs back 280.5 feet on the Westerly line and 285.3 feet on the Easterly line, to a dead line in the rear on which it measures 75.1 feet.

The metes and bounds in the legal description on the Deed at Book 2957, Page 119, in the Register's Office of Davidson County, Tennessee, contained an inadvertent error, stating that the property ran "285.3 feet on the Westerly line." The metes and bounds in the above legal description have been corrected.

Being the same property conveyed to Henri L. Vanasse and wife, Celeste B. Vanasse, by Warranty Deed from Karl Gebhardt and wife, Ramonia Gebhardt, of record in Book 2957, Page 119, in the Register's Office of Davidson County, Tennessee, dated August 25, 1959 and recorded on August 26, 1959. The said Celeste B. Vanasse died on February 21, 2018, then Henri L. Vanasse died April

08, 2023 testate, devising subject property to Cheryl L. Frazier and Henri M. Vanasse. See Probate Case No. 23P1094, Davidson County Seventh Circuit Court. Also see Order recorded in Instrument No. 20230816-0063644 and Will of recorded in Instrument No. 20230816-0063645, Register's Office of Davidson County, Tennessee.

*The Grantor certifies that the herein property is strictly investment property and does not constitute as his or her homestead.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2024 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 9th day of February 2024

GRANTOR:

Henri M. Vanasse

Henri M. Vanasse

Cheryl Frazier

Cheryl Frazier

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 9th day of Feb, 2024, before me personally appeared Henri M Vanasse and Cheryl Frazier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of Feb, 2024.

Amanda L Bell

Notary Signature
My commission expires: July 26 2025

AMANDA L BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires July 26 2025

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 Feburary 12th, 2024 (date of document).

Affiant Signature

Feburary 12th, 2024
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 12th day of Feburary, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

R. ALAN ALSOBROOK
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27