WARRANTY DEED

Karen Johnson Davidson County
Batch# 1130141 DEEDWARR
05/02/2024 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240502-0032302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
11 19/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS1244-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Aiop Holdings LLC	Aiop Holdings LLC	072-12-0-307.00
(NAME) 1921 Berkshire Drive	(NAME) 1921 Berkshire Drive	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifty Thousand And No/100 Dollars ($650,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARK SCHULER AND MINAKO T. HOFMANN, AS TRUSTEES OF THE MARK SCHULER AND MINAKO HOFMANN FAMILY TRUST DATED JULY 19, 2023,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AIOP HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Being Lot No. 60 on the Plan of Burchwood Gardens, Section 2 of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Said Lot 60 fronts 85 feet on the north side of Berkshire Drive and runs back between parallel lines 141 feet to a dead line in the rear.

Being the same property conveyed to Mark J. Schuler and Minako T. Hofmann, as trustees of the Mark Schuler and Minako Hofmann Family Trust dated July 19, 2023 by Quitclaim Deed from Minako Hofmann, married of record in Instrument No. 20230726-0057534 Register's Office for Davidson County,

Tennessee, dated July 19, 2023 and recorded on July 26, 2023.
This is:

unimproved ☐
improved ☒ property, known as 1921 Berkshire Drive, Nashville, TN 37216

(House No.) (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 our hands this 29th day of April, 2024.

Mark Schuler and Minako Hofmann Family Trust dated July 19, 2023

BY: _____
Mark Schuler
Trustee

BY: _____
Minako T Hofmann
Trustee

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Mark Schuler and Minako T Hofmann 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 the Trustees of the Mark Schuler and Minako Hofmann Family Trust dated July 19, 2023, the within named bargainor, a trust, and that such Trustees executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as Mark Schuler and Minako T Hofmann.

Witness my hand, at office, this 29th day of April, 2024.

_____
Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 4/29/2024.

Affiant Signature – Joshua A. Terry

5/1/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/1/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27