THIS INSTRUMENT WAS PREPA

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8150-WE

Karen Johnson
Batch # 1226274
01/14/2025 11:12:40 AM
Fees: $13.00 Taxes: $3,126.50

Davidson County
DEEDWARR
2 pgs

20250114-0002861

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 845,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-8-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evelyn Maloney	owner	
975 Caxambas Drive		104-12-0-198.00
Marco Island, FL 34145		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AEA Investment, LLC, a Georgia Limited Liability Company**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evelyn Maloney**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 35 on the Plan of revised plan of Geo. W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 35 fronts 50 feet on the easterly side of 19th Ave. South or Avondale Avenue, and runs back between parallel lines 157.9 feet on the south line and 157.45 feet, more or less, on the north line to an alley and shows 50 feet on said alley.

Being the same property conveyed to AEA Investment, LLC by Warranty deed from Susan G Colquitt, married, of record as Instrument No. 20160526-0053286, Register's Office for Davidson County, Tennessee, dated 5/20/2016, and recorded on 5/26/2016, and as corrected by the Affidavit of Scrivener's Error recorded as Instrument 20241219-0098794, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2006 19th Avenue South, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 the 9th day of January, 2025.

AEA Investment, LLC

BY: _____
Tom Lewis, Jr., Sole Member

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Tom Lewis, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of AEA Investment, LLC, the within named bargainor, a limited liability company, and that he has executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as its Sole Member.

Witness my hand and official seal this the 9th day of January, 2025.

_____
Notary Public

my commission expires: 02/06/27

DAPHNE TREVATHAN
NOTARY PUBLIC
DeKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES
FEBRUARY 6, 2027