THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel.
This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended. 2024-1984

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 24 day of Feb 2025.

Notary Public
My commission expires: 10-25-26

Name and Address of New Owner:
Chase Emery
18100 Von Karman Ave Ste 500
Irvine, CA 92612

Send Tax Bills To:
Chase Emery
18100 Von Karman Ave Ste 500
Irvine, CA 92612

Karen Johnson Davidson County
Batch# 1240461 DEEDQC
02/25/2025 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250225-0013801

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Street Address of Subject Property:
2128 Sharondale Drive Units G & H
Nashville, TN, 37215

Parcel ID:
17030140.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sharondale Development Holdings LLC, a Tennessee limited liability company,** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Chase Emery,** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Sharondale Drive Subdivision of record in Plat Book 6050, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Sharondale Development Holdings LLC, a Tennessee limited liability company by Special Warranty Deed from Aero Mortgage Loan Trust 2019-1, a Delaware statutory trust dated September 19, 2023 and recorded September 22, 2023 in Instrument No. 20230922-0074774, Register's Office of Davidson County, Tennessee, Lot 4 and 5 Sharondale.

WITNESS my hand this 24th day of February, 2025.

Sharondale Development Holdings LLC, a Tennessee limited liability company

By: Its Sole Member: Blue Water RE Properties, LLC, a California limited liability company

By: Chase Emery
Chase Emery, Its Sole Member

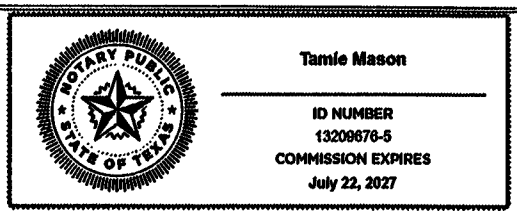
STATE OF Texas
COUNTY OF Brazoria

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Chase Emery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Its Sole Member of Blue Water RE Properties, LLC which is the Sole Member of Sharondale Development Holdings LLC, a Tennessee limited liability company, the within named bargainor Sharondale Development Holdings LLC, a Tennessee limited liability company, and that Chase Emery, as Its Sole Member of Blue Water RE Properties, LLC which is the Sole Member of Sharondale Development Holdings LLC, a Tennessee limited liability company, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as Its Sole Member of said limited liability company.

WITNESS my hand and seal at office, this 24th day of February, 2025.

Tamie Mason
NOTARY PUBLIC

My commission expires: 07/22/2027



Electronically signed and notarized online using the Proof platform.

True Copy Certification

I, Yvette Meldrum, 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 February 24, 2025

Signature
February 24, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 24, 2025

Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY