Karen Johnson Davidson County
Batch# 429882 DEEDWARR
07/01/2020 03:32:27 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50

20200701-0071542

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200500220

WARRANTY DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of June, 2020

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donielle Freeberg and Deanna Julsen **906 Solley Drive-** **Nashville, TN 37216**	new owners	**061-03-0-1146.00**

FOR AND IN 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,

api ela homes, llc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donielle Freeberg, An Unmarried Woman and Deanna Julsen, An Unmarried Woman, as Tenants in Common with Right of Survivorship

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:

LAND in Davidson County, Tennessee, being Lot No. 21 and the West 20 feet of Lot No. 22 of Block K on the Plan of Broadmoor, Section 2, of record in Plat Book 547, Page 174, 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 Lot and Part of Lot adjoin and front together 80 feet on the South side of Solley Drive and runs back between parallel lines, 147 feet on the West line and 147.56 feet on the East line to a dead line on which it measures 80 feet.

BEING the same property conveyed to api ela homes, llc, a Wyoming limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated 7/30/2019 and recorded 8/19/2019 in Instrument No. 20190819-0082578; and being the same property previously conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Lorie Jenkins and Demetrius Jenkins, dated 7/30/2019 and recorded 8/19/2019 in Instrument No. 20190819-0082577; and being the same property previously conveyed to Lorie Jenkins and husband, Demetrius Jenkins, by Warranty Deed from Lewis Baird Graham, unmarried, dated 9/29/2006 and recorded 10/11/2006 in Instrument No. 20061011-0126522, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **906 Solley Drive, Nashville, TN 37216**
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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville TN 37212

Witness our hands this 29th day of June, 2020.

api ela homes, llc

BY: _____
Henry E. Chauncey, Member

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Henry E. Chauncey with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Member of api ela homes, llc the within named bargainor, and corporation, and that he as such Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Henry E. Chauncey as such Member

Witness my hand and official seal at office at _____, California on this the _____ 29th day of June, 2020.

Commission Expires: 12-29-2021 SEE ATTACHED
Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On June 28, 2020 before me, Sobhan Moshrefi, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Henry E. Chauncey
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SOBHAN MOSHREFI
COMM. #2226853
Notary Public · California
Los Angeles County
My Comm. Expires Dec. 29, 2021

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____