This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5656

Karen Johnson Davidson County
Batch# 441697 DEEDWARR
07/21/2020 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20200721-0080129

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2020.

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Apex Building Solutions, LLC 6064 Central Pike Mt. Juliet, TN 37122	New Owner	044 07 0A 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William Bryan Roehrig, Jr, Administrator of The Estate of William Bryan Roehrig, III and William Bryan Roehrig, Jr, as sole heir of William Bryan Roehrig, III.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Apex Building Solutions, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/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. 1 on the Plan of Final Plat of First Revision of Roehrig Estates Subdivision of record in Instrument No. 20150921-0095440, amending Instrument No. 20070828-0103140, 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 the same property conveyed to Wm. Bryan Roehrig, III, by deed from Elroy Diatikar, June D. Hardy and Rose D. Ramsey, of record in Book 7100, Page 598, Register's Office for Davidson County, Tennessee, dated December 29, 1986 and recorded on January 8, 1987, Deed of Correction in Book 7203, Page 767. The said Wm. Bryan Roehrig, III A/K/A William Bryan Roehrig, III having since passed on June 11, 2019, leaving William Bryan Roehrig, Jr, as his heir at law as evidenced in Affidavits of Heirship of record in Instrument No. 20191104-0113154 and Instrument No. 20191104-0113153. See also estate of William Bryan Roehrig, III, Docket No. 19P1491, Circuit Court for Davidson County, Probate Division. and in Instrument # 202007210080128 RODCT

This is unimproved property located at: **38 Roehrig Court, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of July, 2020.

GRANTOR:

The Estate of William Bryan Roehrig, III

By: _____ WBRJR Jr

William Bryan Roehrig, Jr, Administrator

_____

William Bryan Roehrig, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Bryan Roehrig Jr, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Administrator of the Estate of William Bryan Roehrig, III and the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of July, 2020.

_____
Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Bryan Roehrig, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **16**th day of July, 2020.

_____
Notary Public
My Commission expires: _____

202007210080129

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY