Karen Johnson Davidson County
Batch# 500520 DEEDWARR
10/22/2020 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20201022-0123187

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203877 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$270,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 20th day of October, 2020. Notary Public My Commission Expires:

MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 2, 2023

WARRANTY DEED

THIS INDENTURE, made this 20th day of October, 2020, among:

APEX ACQUISITIONS, LLC

A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KEVIN H PENA AND ANGELICA LOZA PENA
Husband and Wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being a tract or parcel of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Lot No. 12 , as shown on the Plan of Bordeaux Hills, Section Four (IV), as of record in Plat Book 3600, Page 49, in the Register's Office for said County.

Being the same property conveyed to APEX ACQUISITIONS, LLC by Warranty Deed from Music City Holdings, LLC dated May 29, 2020 of record in Instrument No. 20200619-0064903, Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Apex Acquisitions, LLC

BY: _____
Kenneth McFadden, Member

BY: _____
Enrique Selman, Member

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Kenneth McFadden and Enrique Selman*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Members*** of ***Apex Acquisitions, LLC*** the within named bargainor, and that he/she as such ***Members*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Members*** .

Witness my hand and official seal this 20th day of October, 2020.

_____
Notary Public
My Commission Expires: 3-7-23

T. R. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Kevin Pena and Angelica Pena
Address: 3286 Hinkle Drive
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

Name: Movement Mortgage, LLC
Address: 8024 Calvin Hall Road
City, State, Zip: Indian Land, SC 29707

Tax ID: 80-8-279

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1.3.2022.