This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204270

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 **$395,000.00** 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 22nd day of January, 2021.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 560209 **DEEDWARR**
01/25/2021 11:09:33 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20210125-0010514

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

THIS INDENTURE, made this 22nd day of January, 2021, among:

APEX ACQUISITIONS, LLC

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

AND

DANIELLE ROSAMARIE HUGHSON, a Single Woman

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 Lot No. 51 on the Plan of Sterling Heights, Section Three of record in Plat Book 1424, Page 113, 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 APEX Acquisitions, LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument Number 20200716-0077926, Register's Office for Davidson County, Tennessee dated May 20, 2020 and recorded on July 16, 2020.

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, Jr., Member

_____
Enrique Selman, Jr., 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 22nd day of January, 2021.

_____
Notary Public
My Commission Expires: 5/15/2021

STATE OF TENNESSEE NOTARY PUBLIC
JOSEPH WHITE
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Danielle Hughson
Address: 56 Peachtree Street
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Danielle Hughson
Address: 56 Peachtree Street
City, State, Zip: Nashville, TN 37210

Tax ID: 119-06-0-127.00