Karen Johnson Davidson County
Batch# 567569 DEEDWARR
02/03/2021 02:17:30 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20210203-0015792

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

| | |
|---|---|
| STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00.**<br>Mary Gail Porter<br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2021<br>Gail Dornan<br>Notary Public<br><br>Commission Expires: _____<br><br>(Affix Seal) | (BLANK FOR REGISTER'S OFFICE ENDORSEMENT) |

GAIL DORNAN STATE OF TENNESSEE NOTARY PUBLIC

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| North Nashville Rentals, LLC | Same as Owner | **081-03-0-225** |
| (NAME) | (NAME) | |
| 4501 Nebraska Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, APG Rentals, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NORTH NASHVILLE RENTALS, LLC, A LIMITED LIABILITY COMPANY AND NORTH NASHVILLE RENTALS QOF, LLC, A LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 (s) 19, as shown on the map entitled the Plan of G. E. Raymond's Plan of Lots, of record in Book 57, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to APG Rentals, LLC, a Missouri Limited Liability Company by Deed dated November 13, 2020 from Albert Morton, Jr., married, recorded November 13, 2020, in Instrument Number 202011130134360, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is **IMPROVED** property, known as **2120 12th Avenue North, Nashville, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, successors 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, successors 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.

**APG Rentals, LLC**

Jeffrey W. Miller, Manager

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jeffery W. Miller, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager, of APG Rentals, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said as such .

Witness our hands this February 1, 2021.

NOTARY PUBLIC

JORDAN MILLER
Notary Public, Notary Seal
State of Missouri
Stoddard County
Commission # 20241678
My Commission Expires 04-08-2024

My Commission Expires: _____

**Tennessee Certification of Electronic Document**

I, Ernest D. Bennett, III, 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 the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

*Notary Signature*

My Commission Expires: January 10, 2023