THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132648** Karen Johnson Davidson County Batch# 575862 **DEEDWARR** 02/23/2021 01:54:05 PM 2 pgs Fees: $13.00 Taxes: $499.50 20210223-0022226	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $135,000.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2021. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Joshua Southards and Bryn Southards 5880 Ashland City Hwy Nashville, TN 37218	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-15-0-120.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Apex Acquisitions, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Southards and Bryn Southards, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Northerly 31.75 feet of the Southerly 122.55 feet of Lot 75 and the Northerly 25.8 feet of the Southerly 115.8 feet of Lot 76 on the Plan of J. M. T. J and G. W. Hardings Plan of record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at an iron pin located in the Westerly margin of 18th Avenue North, said iron pin being located North 24 degrees, 45 minutes West, 90.8 feet from the Northerly margin of Formosa Street, running thence with the Westerly margin of 18th Avenue North, North 24 degrees, 45 minutes West, 31.75 feet to an iron pin being located South 24 degrees, 45 minutes East, 30 feet from the Southerly margin of a 16 foot alley; running thence South 71 degrees 55 minutes West, 101 feet to an iron pin, said iron pin being located South 15 degrees 30 minutes East, 34 feet from the Southerly margin of a 16 foot alley, running thence South 15 degrees, 30 minutes East, 25.8 feet to an iron pin.

Being the same property conveyed to APEX ACQUISITIONS, LLC, by deed from MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, of record in Instrument No. 20200715-0077364 , dated June 5, 2020 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 081-15-0-120.00.

Matters shown on the Plan of record in Plat Book 21, page 80, said Register's Office.

This is improved property located at 1617 Dr D B Todd Junior Boulevard Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of February, 2021.

Apex Acquisitions, LLC

By: Kenneth McFadden, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Kenneth McFadden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Apex Acquisitions, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 12th day of February, 2021.

Notary Public

My Commission Expires: _____

