Karen Johnson Davidson County
Batch# 597551 DEEDWARR
03/22/2021 01:58:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20210322-0037649

Name and Address of New Owner:
APG Rentals LLC
P.O. Box 50
Dudley, MO 63936

Send Tax Bills To:
APG Rentals LLC
P.O. Box 50
Dudley, MO 63936

This Instrument Prepared By:

Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

Map & Parcel No: 083-09-0-265

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Charette, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **APG Rentals LLC, a Mississippi Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 13 in the Subdivision of Spring Park, of record in Book 57, page 134, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 13 fronts 50 feet on the west Side of Division Street, now 14th Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Michael Charette by Deed dated February 28, 2018 from Michael Charette, Executor of the Estate of Glenda A. Scalf, deceased, recorded July 11, 2018, in Instrument Number 20180711-0067062, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18TH day of March, 2021.

Michael S. Charette (SEAL)
Michael Charette

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18 day of March, 2021, before me personally appeared Michael Charette, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18 day of March, 2021.

Sheila D Ewing-Agnew
Notary Signature
My commission expires: 3.23.2021

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

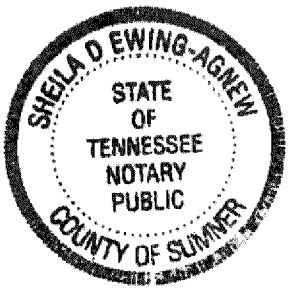
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael E. Bruett
(Affiant)

Sworn to and subscribed before me this
18 day of March, 2021.

Sheila D Ewing Agnew
Notary Public
My commission expires: 3.23.2021
File No. 2021-4915-TN



True Copy Certification

I, Steve Berneman, 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.

Steve Berneman

State of Tennessee

County of Davidson

Personally appeared before me, Bailey Wind, a Notary Public for this county and state that Steve Berneman, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10-2-2023

Notary Seal (if on paper) Bailey Wind

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023