Karen Johnson Davidson County
Batch# 624947 DEEDWARR
04/29/2021 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20210429-0057236

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

W-SB-AB-21-2929

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Apex Builders, LLC	NEW OWNER	
(NAME) **2929 Torbett St. & 2925 Torbett St**	(NAME)	**092-10-0-115.00 AND 092-10-0-114.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAURICE A. PINSON, SR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **APEX BUILDERS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 74 and 75 on the Plan of T.M. Steger's Clifton Pike Subdivision of the Barrow Place, of record in Plat Book 421, Page112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 74 and 75 fronts 40 feet each on the South side of West Hill St. and said Lots Extend back Southerly between parallel lines 125 feet to an Alley in the rear.

Being the same property conveyed to Maurice Pinson, unmarried by Quitclaim Deed from Shirley Crawford and Maurice Pinson, both unmarried of record in Instrument No. 20020905-0107480 Register's Office for Davidson County, Tennessee, dated August 16, 2002 and recorded on September 05, 2002. The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 112, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2929 Torbett St. & 2925 Torbett St, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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.

Witness my/our hand(s) this the 23rd DAY OF APRIL, 2021.

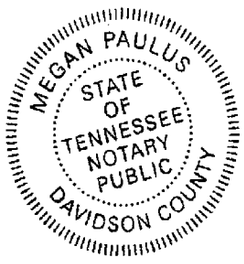
Maurice A. Pinson, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAURICE A. PINSON, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of April, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Jennifer L. Pennell,** 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022