Karen Johnson Davidson County
Batch# 627213 DEEDWARR
05/03/2021 08:46:30 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20210503-0058643

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 565,000.00 .

Mary Gail Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2021.

Gail Dornan
Notary Public
COMMISSION EXPIRES: _____

GAIL DORNAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD COMM. EXPIRES 11-20-2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexander Berger	Same as Owner	092-02-0-423
(NAME)	(NAME)	
2420 Albion Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, I, **APG Rentals, LLC, a Missouri limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Berger, an unmarried man,** 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:

Being Lot 160 in the Block No. 8 according to Plan of Subdivision of the Heffernan Place, of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee. Said Lot No. 160 fronts 50 feet on the North side of Albion Street, and extends back Northwardly between parallel lines, and with the East margin of Zora Avenue, 140 feet to an alley 15 feet wide.

Being the same property conveyed to APG Rentals, LLC, a Missouri limited liability company by Deed dated February 10, 2021 from Elizabeth A. Essen, William J. Trimble, Helen D. Trimble, a single woman, recorded February 22, 2021, in Instrument Number 202102220020955, 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 2420 Albion Street (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37208 (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.

Witness our hands this 28th day of April, 2021.

APG Rentals, LLC, a Limited Liability Company

Jeffrey W. Miller, Manager

STATE OF Missouri
COUNTY OF Stoddard

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 April 28th 2021.

NOTARY PUBLIC

My Commission Expires: _____

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

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