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 Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 491,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF May, 2021.

Notary Public
COMMISSION EXPIRES: 11-6-24

PATRICIA S HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 644817 DEEDWARR
05/26/2021 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,818.55
20210526-0071367

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tracy Bryant	Keller Mortgage, LLC dba Keller Mortgage	072-133-C00100CO
(NAME)	(NAME)	
908 West Avenue	4725 Lakehurst Ct. Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Dublin, OH 43016	
(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 erroneously conveyed as APG Rental, LLC, a Missouri limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracy Bryant, a single woman,** 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 Unit A, a Private Element, of 910 West Avenue, a Horizontal Property Regime established pursuant to T.C.A. 66-27-101, et. seq. by Master Deed of record in Instrument No. 20201016-0120733, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description, said Unit being as depicted and described on the Plat and Plans as same may have been or be supplemented or amended from time to time; to which Master Deed and its Exhibits, and any supplements or amendments thereto reference is hereby made for a more complete and accurate description of said Unit and the rights, privileges and responsibilities attendant to ownership thereof, including, without limitation, the entitlements of said Unit with respect to Common Elements and Limited Common Elements as described by the Master Deed as supplemented and amended and as depicted and described by Exhibits and/or any amendments thereto.

Being part of the same property conveyed to APG Rental, LLC, a Missouri Limited Liability Company by Warranty Deed from Timothy P. George, unmarried, dated August 6, 2020 and recorded August 7, 2020 in Instrument No. 20200807-0088067, Register's Office for 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 908 West Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37206 (Postal Zip)

File No.: 4267-21
Warranty Deed Individual LES rev. 09-2018

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 20 day of May, 2021.

APG Rentals, LLC, a Limited Liability Company

Jeffery 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 May 20, 2021.

NOTARY PUBLIC

My Commission Expires: 4-8-2024

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

File No.: 4267-21
Warranty Deed Individual LES rev. 09-2018

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

