Karen Johnson Davidson County
Batch# 650355 DEEDWARR
06/07/2021 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,368.00
20210607-0075803

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $640,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2021.

Jennifer Russell
Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
APG Rentals LLC	**New Owner**	**05900021900**
600 Ewing Drive		
Nashville, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jason Wright, married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

APG Rentals LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a portion of land situated in the 2nd Council District of Davidson County, Tennessee, being a portion of Lot 3, Tract "A", Rufus Anderson Subdivision, of record in Plat Book 6050, Page 546, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), and is more particularly described as follows;

Commencing at the approximate intersection of Ewing Drive and Vista Lane, in a westerly direction 709.1+/- feet to a 1/2" iron rod found, having no cap, at the northwest corner lot 1 resubdivison of a portion of the Prater Messick land, of record in plat book 4955, page 13, R.O.D.C.,TN, at the approximate Tennessee State Plane Coordinate of N:691,900.88, E:1,733,129.25, on the existing southerly margin of Ewing Drive at the northeasterly most corner of the subject property and point of beginning of herein described land.

Thence with said line, South 11°57'23" West, a distance of 277.96 feet to a 5/8" iron rod set by Dale and Associates having a pink cap; Thence with said line, South 78°53'05" East, a distance of 514.97 feet to a 5/8" iron rod found, standing 2 foot above the natural grade on the westerly line of lot 141A, of Trinity Hills Village, Section 4, 3rd addition, zone lot division of lots 120-121 & 135-143, of record in plat book 6250, page 400, R.O.D.C.,TN;

Thence with the rear of lots 141A thru 136A and 135A & 135B of record in plat book 6250, page 236, R.O.D.C.,TN, South 12°19'18" West, a distance of 385.99 feet to a 1/2" iron rod found, having no cap at the northeast corner of Park Preserve, Phase 2, of record in instrument number, 20180302-0020058, R.O.D.C.,TN; Thence with said line, North 76°31'09" West, a distance of 373.43 feet to a 5/8" iron rod set by Dale and Associates having a pink cap; Thence with said line, South 12°26'31" West, a distance of 122.10 feet to a 5/8" iron rod set by Dale and Associates having a pink cap at the easterly most northeast corner of John K. Wright, & Norma J. Wright, of record in deed book 9803, page 467, R.O.D.C.,TN; Leaving Park Preserve, Phase 2 westerly line with John K. Wright, & Norma J. Wright easterly line for the next four (4) calls; Thence, North 78°34'12" West, a distance of 141.83 feet to a 5/8" iron rod set by Dale and Associates having a pink cap; Thence, North 12°33'53" East, a distance of 336.69 feet to a 5/8" iron rod set by Dale and Associates having a pink cap; Thence, North 00°33'25" East, a distance of 159.58 feet to a 5/8" iron rod set by Dale and Associates having a pink cap; Thence, North 11°48'08" East, a distance of 273.57 feet to a 5/8" iron rod set by Dale and Associates having a pink cap on the southerly margin of Ewing Drive; Thence with said margin, South 83°37'49" East, a distance of 32.56 feet to the point of beginning of herein described land, having an area of 222,051.47 square feet or 5.10 acres more or less.

This description was taken form a Boundary Survey, by Dale and Associates under project number 20178, dated May 19, 2021, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on March 21, 2021.

Being the same property conveyed to Jason Thomas Wright and Shavaughn N. Wright, husband and wife, by Warranty Deed from John K. Wright and wife, Norma J. Wright, dated August 9, 2007, of record in Instrument No. 20070814-0096830, as corrected in Instrument No. 20090514-0044475, Register's Office for Davidson County, Tennessee. Shavaughn N. Wright conveyed subject property to Jason Wright, by Quitclaim Deed dated September 27, 2010, of record in Instrument No. 20100929-0077436, Register's Office for Davidson County, Tennessee. Nekia Wright hereby signs to convey any interest she may have, marital or otherwise, as the wife of Jason Wright.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 600 Ewing Drive, Nashville, TN 37207.

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 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 in 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 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.

Jason Wright Date: 6/2/21

Nekia Wright Date: 6/2/21

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jason Wright and Nekia Wright, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June 2021, _____.

NOTARY PUBLIC

My Commission Expires: 9/4/21

COUNTY OF DAVIDSON
MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

