Karen Johnson Davidson County
Batch# 650368 DEEDWARR
06/07/2021 11:02:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20210607-0075816

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $650,000.00

Affiant

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

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**	**05900018200**
606 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,

Norma J. Wright, unmarried woman

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

APG Rentals, LLC

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 Lot 3, resubdivision of a portion of the Prater Messick Land, of record in Plat Book 4955, Page 13, 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 773.9+/- feet to a 1/2" iron rod found, having a white cap, at the northeast corner lot 2, 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:691,908.10, E:1,733,064.57, on the existing southerly margin of Ewing Drive at the northwesterly most corner of the subject property and point of beginning of herein described land.

Thence with said margin, South 83°37'49" East, a distance of 32.52 feet to a 5/8" iron rod set by Dale and Associates having a pink cap at the northwest corner of Jason Wright of recorded in instrument number, 20180302-0020058, R.O.D.C.,TN;

Leaving the southerly margin of Ewing Drive with the westerly line of Jason Wright for the next four (4) calls:Thence, South 11°48'08" West, a distance of 273.57 feet to a 5/8" iron rod set by Dale and Associates having a pink cap; Thence, South 00°33'25" West, a distance of 159.58 feet to a 5/8" iron rod set by Dale and Associates having a pink cap; Thence, South 12°33'53" West, a distance of 336.69 feet to a 5/8" iron rod set by Dale and Associates having a pink cap; Thence, South 78°34'12" East, a distance of 141.83 feet to a 5/8" iron rod set by Dale and Associates having a pink cap, on the westerly line of Park Preserve, Phase 2, of record in instrument number, 20180302-0020058, R.O.D.C.,TN; Thence with said line, South 12°26'31" West, a distance of 278.72 feet to a 5/8" iron rod set by Dale and Associates having a pink cap at the northeast corner of Rogers Group, Inc., of record in instrument number 20040901-0106033, R.O.D.C.,TN; Thence with said line, North 87°01'19" West, a distance of 402.16 feet to a 5/8" iron rod set by Dale and Associates having a pink cap on the westerly line of lot 38, Claymille Station, Phase Three, of record in plat book 6900, page 648, R.O.D.C.,TN;
Thence with the rear of lot 38 & 39 and lots 40 thru 45, Claymille Station, Phase One, of record in plat book 6900, page 323, R.O.D.C.,TN, North 12°08'30" East, a distance of 592.09 feet to a bent, 1/2" iron rod found, set in concrete, at the northeast corner of lot 45; Thence with the northerly line of lots 45 & part of lot 46, North 84°51'57" West, a distance of 97.31 feet to a 1/2" iron rod found, set in concrete, at the southeast corner of Sarah K. Barfield & Eric W. Barfield, of record in instrument number 20150828-0087443, R.O.D.C.,TN; Thence with said line, North 11°49'55" East, a distance of 224.52 feet to a 1/2" iron rod found, set in concrete, at the southwest corner of Olexander Kovalenko, & Kowsar Maskaneh Osmanvandi, of record in instrument number 20130415-0037300, R.O.D.C.,TN; Thence with said line, South 84°50'33" East, a distance of 96.69 feet to a 5/8" iron rod set by Dale and Associates having a pink cap; Thence with said line, North 25°27'10" East, a distance of 8.84 feet to a 1/2" iron rod found, having no cap, at the southwest corner of Stephen Foster Meade & Helen Katherine Meade, of record in instrument number 20070621-0074158, R.O.D.C.,TN; Thence with said line, South 79°52'26" East, a distance of 76.93 feet to a 1/2" iron rod found, having no cap, at the southwest corner of lot 2, resubdivison of a portion of the Prater Messick land; Thence with said line, South 80°04'01" East, a distance of 116.59 feet to a 1/2" iron rod found, having a
white cap; Thence, North 12°02'26" East, a distance of 272.02 feet to the point of beginning of herein described land, having an area of 277,585.59 square feet or 6.37 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 John K. Wright and wife, Norma J. Wright, by Warranty Deed from James R. Metcalf and wife, Myrtle L. Metcalf, dated 9/19/95 of record in Book 9803, Page 467, Register's Office of Davidson County, Tennessee. John K. Wright having since died on October 19, 2009.

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 606 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.

Norma J. Wright Date: 6/2/21
Norma J. Wright

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Norma J. 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.

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

NOTARY PUBLIC

My Commission Expires: 9/2/21

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)

