Karen Johnson Davidson County
Batch# 659145 DEEDWARR
06/17/2021 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20210617-0081903

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 3, 2025
(AFFIX SEAL)

THOMAS D. LASSITER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
APG Rentals, LLC	APG Rentals, LLC	Parcel ID: 072 15 0 299.00
(NAME)	(NAME)	
1431 Porter Road	**1431 Porter Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Steve R. Petty, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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:

Land in Davidson County, Tennessee, being part of Lot Number 62 on the plat of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, and being the Southwesterly part of Lot No. 1 on the plan of subdivision of Lots 61, 62 and part of Lot No. 63 on the plat of Brownsville, not of record, described according to a survey of R. B. Fowlkes, February 1947, as follows:

Beginning on the Easterly margin of porter road at a point 144.7 feet South of the Southerly Margin of Mckennie Avenue; thence with the said Porter Road South 26 degrees West 121.5 feet to the Northwest corner of the L. W. Rickman property; thence with the said Rickman's Northerly line, South 87 degrees East 365 feet to the Westerly line of the Richey property; thence with the Westerly line of Richey and the Fred Waller property North 48 degrees 04 minutes East 157.47 feet to a point (said point being located South 48 degrees 04 minutes East 163.03 feet from the Southerly margin of Mckennie Avenue); thence North 87 degrees West 425.65 feet to the beginning.

Being the same property conveyed to Steve R. Petty, by Warranty Deed from W. O. Henry, LLC of record in Instrument No. 20031121-0169869, in the Register's Office of Davidson County, Tennessee, dated November 20, 2003 and recorded on November 21, 2003.

Jannette Louise Petty, spouse of Steve R. Petty, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1431 Porter Road, Nashville, TN 37206

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 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 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 the11th day of June, 2021.

Steve R. Petty

Jannette Louise Petty

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Steve R. Petty, a married man and spouse, Jannette Louise Petty**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of June, 2021.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY