Karen Johnson Davidson County
Batch# 673513 DEEDWARR
07/08/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $4,847.00
20210708-0092373

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,310,000.00.**

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2021

Elja Whitfield
Notary Public

Commission Expires: 5-5-2025

(Affix Seal)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Drew L. Magid | Movement Mortgage LLC | 083-14-0-073 |
| (NAME) | (NAME) | |
| 1807 Russell Street | 8024 Calvin Hall Rd | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Indian Land, SC 29707 | |
| (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**, WE, 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 **Drew L. Magid, 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:

Land in Davidson County, Tennessee, being Lot No. 87 of Block "E" on the Plan of Priest Home Place Subdivision, of record in Plat Book 161, Page 1 02, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 87 fronts 50 feet on the Northerly side of Russell, formerly Ruth Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to APG Rentals, LLC, a Missouri Limited Liability Company by Deed dated July 8, 2020 from Daniel Reeder, recorded July 10, 2020, in Instrument Number 20200710-0075107, 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 1807 Russell Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (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 my hand this 1st day of July, 2021.

**APG Rentals, LLC, a Missouri Limited Liability Company**

Jeffrey W. Miller
Manager

STATE OF _____ )

COUNTY OF _____ )

**Before me, the undersigned**, a Notary Public in and for said State and County, personally appeared Jeffrey **W. Miller, with whom I am personally** acquainted and who upon his/her oath acknowledged himself/herself to be the **Manager, of APG Rentals, LLC**, a Missouri Limited Liability Company, the within named bargainor, a limited liability **company, and that he/she as** such Manager, 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 Jeffrey W. Miller as such **Manager.**

**Witness our hands this** 1st day of July, 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, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/08/2021 (date ~~of document~~).

Affiant Signature

07/08/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8th day of July, 2021

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025