Karen Johnson Davidson County
Batch# 689312 DEEDWARR
08/03/2021 10:41:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20210803-0104131

Name and Address of New Owner:
Apex Builders, LLC
109 Spence Lane
Nashville, TN 37210

Send Tax Bills To:
Apex Builders, LLC
109 Spence Lane
Nashville, TN 37210

This Instrument Prepared By:
Stephanie Dodson
Blueprint Title TN
150 4th Avenue North
20th Floor
Nashville, TN 37219

Map & Parcel No: 070-09-0-088

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shawn Rohan, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Apex Builders, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot 61 on the Map of Bordeaumont, a Subdivision of the J. F. Curtis Hill at Bordeaux, not of record, described according to a survey by Watkins and Murray, Surveyors, dated April 16, 1948, as follows:

Beginning at a point South 73 degrees 30 minutes West from the intersection of Terrace Avenue with the Southerly margin of Curtis Street at or near the Northwest corner of Summitt Avenue; thence west 123 feet to a point; thence North in a skew, 62 feet to a point; thence West in a skew, 70 feet to a point located 75 feet Easterly from the Westerly line of Lot No. 61; thence Southerly and parallel with the Westerly line of Lot No. 61; a distance of 115 feet to a point; thence Easterly, in a skew. but almost parallel to Curtis Street, 42 feet to a point; thence South 70 degrees 50 minutes West with the Northerly margin of Durham's driveway, claimed to be private, 190 feet to the point of beginning, (reference in deed of record in Book 3033, Page 306, Register's Office for Davidson County, Tennessee.)

Being the same property conveyed to Shawn Rohan by Deed dated November 2, 2020 from JRG Properties, LLC, a Tennessee limited liability company, recorded November 2,

2020, in Instrument Number 20201110-0132624, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of June, 2021.

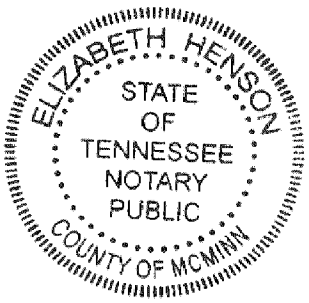
_____(SEAL)
Shawn Rohan

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RHEA

On this 30th day of June, 2021, before me personally appeared Shawn Rohan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2021.

Elizabeth Henson
Notary Signature
My commission expires: 08-02-2023



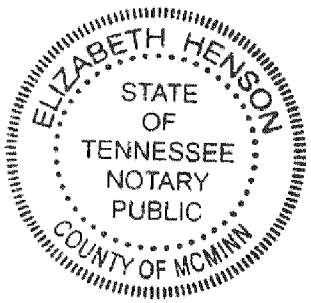
**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of June, 2021.




Elizabeth Henson
Notary Public
My commission expires: 08-02-2023
File No. 2021-5443-TN

Property Address: 2211 Terrace Avenue, Nashville, TN 37218

# Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 June 30, 2021.

Steve Berneman

Date: 2nd day of August, 2021

State of Tennessee
County of Davidson

Sworn and subscribed before me on 2nd day of August, 2021 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025




File No.: 2021-5443-TN