RETURN TO GREENVUE TITLE & ESCROW, LLC 2207 CRESTMOOR ROAD SUITE 101 NASHVILLE, TN 37215 EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$373,375.00.** Affiant Subscribed and sworn to before me, this the ~~24th~~ 25th day of August, 2021. Notary Public My commission expires: 5-9-2023 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
APG RENTALS, LLC	New Owners	083-02-0-140.00
10182 Old Hwy 60		Karen Johnson Davidson County Batch# 704842 DEEDWARR 08/26/2021 09:27:30 AM 3 pgs Fees: $18.00 Taxes: $1,381.49 20210826-0115213
Dudley, MO 63936		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KIRBY C. BERRY AND WIFE, TERRY A. JACKSON,

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

APG RENTALS, LLC, A MISSOURI 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:

Land in Davidson County, Tennessee, being Lot No. 20 and southeast triangular strip off of Lot No. 19, as shown on the map entitled Map of the Subdivision of a part of the Weakley Home Place, of record in Book 843, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KIRBY C. BERRY AND WIFE, TERRY A. JACKSON, by deed from LEWIS SCARBOROUGH, UNMARRIED, of record in Book 6498, page 393, dated February 20, 1985, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1422 Benjamin Street, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 my/our hand(s) this 25th of August, 2021

KIRBY C. BERRY

TERRY A. JACKSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **KIRBY C. BERRY AND WIFE, TERRY A. JACKSON,** 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, at office, this 25th day of August, 2021.

NOTARY PUBLIC
My Commission Expires: 5.9.2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

I, Emily Prophet, 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 8-25-2021 (date of document).

Affiant Signature

8-25-2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of August, 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

