Karen Johnson Davidson County
Batch# 713007 DEEDWARR
09/10/2021 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20210910-0121727

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson MD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN DUPRIEST TENNESSEE NOTARY PUBLIC My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON

File No. AT-21-1314

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
APG Rentals LLC	New Owners	
(NAME)	(NAME)	
748 1st Avenue North		082-14-0A-118.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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, I/we, **Dawn Michelle Galas, unmarried**, 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 GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 748 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Moore Adventures, LLP by Warranty deed from David C. Drummond, unmarried of record in Instrument No. 20180831-0086500 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on August 31, 2018.

Being the same property conveyed to Dawn Michelle Galas, a single woman by Warranty deed from Moore Adventures, LLP, a Tennessee limited liability partnership of record in Instrument No. 20191028-0110392 Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 28, 2019.

Being also known as 748 1st Avenue North 748 Nashville, Tennessee 37201.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 7th day of September, 2021.

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

D. M. Galas by R. Lux
attorney in fact
Dawn Michelle Galas by Ryan Lux,
Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Dawn Michelle Galas, and that this instrument was executed on behalf of the said Dawn Michelle Galas for the purposes therein contained.

Witness my hand and official seal this 7th day of September, 2021.

Notary Public Jill M Neely

My Commission Expires:

01-06-2025

Certificate of Authenticity

I, **Joshua A. Terry**, 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 91714.

Affiant Signature

9/8/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/8/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON