WARRANTY DEED

Karen Johnson Davidson County
Batch# 781645 DEEDWARR
12/30/2021 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20211230-0171516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-5-2024

(AFFIX SEAL)

LORI PATTERSON NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley David Ryan and Addison Chantel Ryan	New Owner	
(NAME)	(NAME)	103-05-0A-002.00-CO
102 Stoneway Close		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY DAVID RYAN AND ADDISON CHANTEL RYAN, HUSBAND AND WIFE,** 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit No. 2 of Lot 89 on the Plan of Stoneway Close as shown on plat of record in Book 3300, page 28 and amended in Book 7900, page 199, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Guy Charles Clark and spouse, Susanna Clark by Warranty Deed from Carolyn J. Mullins, a married person of record in Book 8837, page 179, Register's Office for Davidson County, Tennessee, dated January 04, 1993 and recorded on January 11, 1993.

Susanna Clark having since died on or about June 27, 2012 leaving Guy Charles Clark as surviving tenant by the entirety. Guy Charles Clark having died testate on or about May 17, 2016. Pursuant to Last Will and Testament of Guy Charles Clark filed of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-1255, subject property is vested in the Estate of Guy Charles Clark.

Being the same property conveyed to Music City Holdings LLC, a Texas limited liability company by Executors Deed from Dylan M. Clark, Executor of the Estate of the Guy Charles Clark, deceased of record in Instrument No. 20210507-0061429, Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 07, 2021.

Being the same property conveyed to APG Rentals, LLC by Warranty Deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20210510-0062425, Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on May 10, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 102 Stoneway Close, Nashville, TN 37209
(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 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 hand this 20 day of December, 2021

APG RENTALS, LLC

BY: _____

JEFFREY W. MILLER, MEMBER-MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jeffrey W. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member-Manager of APG Rentals, LLC, and that he as such Member-Manager of APG Rentals, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member-Manager of APG Rentals, LLC.

Witness my hand and official seal this 20 day of December, 2021.

Commission expires:

_____

Notary Public

JORDAN MILLER
Notary Public, Notary Seal
State of Missouri
Stoddard County
Commission # 20241678
My Commission Expires 04-08-2024

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 12-20, 2021.

Affiant
Date: December 23, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of December 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY