Karen Johnson Davidson County
Batch# 783497 DEEDWARR
01/04/2022 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,637.77
20220104-0000876

Name and Address of New Owner:
AP Music City Real Estate, LLC
16 South Washington Street
Westmont, IL 60559

Send Tax Bills To: New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105013P00700CO

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, **DC Nashville Real Estate, II LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **AP Music City Real Estate LLC, an Illinois Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 7, of the Gulch Row Townhomes, A Horizontal Property Regime with Private Elements, as stated, recorded on January 17, 2020 and recorded in Instrument No. 20200117-0006421, amended in Instrument No. 20211011-0136129, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to DC Nashville Real Estate II, LLC by Warranty Deed from T and T Development, LLC, recorded on February 07, 2019, of record in Instrument No. 20190207-0011916, Register's Office Davidson County, Tennessee.

Being a portion if the same property conveyed to T and T Development, LLC by Warranty Dee from Rochelle Center, a Tennessee non-profit corporation, recorded on June 17, 2016, of record Instrument No. 20160617-0061929, Register's Office for Davidson county, Tennessee.

This is improved property known as 1037 Southside Court, #6, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Any governmental zoning and subdivision ordinances or regulations in effect thereon.
All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.
The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.
TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 10th day of December, 2021.

DC Nashville Real Estate, II LLC, a Limited Liability Company

By John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of DC Nashville Real Estate, II, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of DC Nashville Real Estate, II, LLC, by himself as Authorized Agent.
Witness my hand and seal, at office in Davidson County, this 10th day of December, 2021.

Notary Signature

Printed Name: Regina Sullo

My commission expires:

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

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 $983,180.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of December, 2021.

Notary Signature
My commission expires:

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 12-10-21 (date of document).

Affiant Signature

12-14-21

Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14 day of December, 2021.

Teresa Tidwell

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25