Karen Johnson Davidson County
Batch# 785022 DEEDWARR
01/05/2022 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,150.70
20220105-0002134

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 311,000.00

Affiant

Subscribed and Sworn before me this 30th day of December , 2021.

Notary Public
My commission expires: 11/22/2025

MERISSA L LEAVER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
APG Rentals LLC P.O Box 50 Dudley, MO 63936	The same	083-02-0-022

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, **Janine A. Darnell, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **APG Rentals LLC, a Missouri Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 52 feet of the westerly 108 feet of Lot No. 15 on the Plan of H.M. Doak's Subdivision, as of record in Book 332, Page 22, Register's Office for said County, Tennessee.

Said Part of Lot No. 15 fronts 52 feet on the southerly side of McKennie Avenue and runs back between parallel lines, 192 feet to an alley.

Being the same property conveyed to Janice A. Darnell, unmarried by Deed from Judith Draper, Dated 12/27/1999, Recorded 12/29/1999, Instrument Number 199912210305753, Register's Office for Davidson County, Tennessee.

This is [✓] improved [ ] unimproved property known as 1402 McKennie Avenue, Nashville, TN 37206 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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 December, 2021

Janine A. Darnell

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Janine A. Darnell, an unmarried woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 30th day of December, 2021.

Notary

My commission expires: 11/22/2025

MERISSA L LEAVER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K Averwater, 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 12/30/2021 (date of document).

Jami K Averwater
Affiant Signature

12/30/2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Jennifer Ashley Pack
Notary Public

My Commission Expires: 7-29-25

Notary Seal:

