Name and Address of New Owner:
Lakeshore Pointe Realty, LLC
721 Lake Shore Pointe, Old Hickory, TN 37138
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 054-09-0A-001.00

Karen Johnson Davidson County
Batch# 800628 **DEEDWARR**
02/04/2022 12:04:22 PM 2 pgs
Fees: $13.00 Taxes: $10,082.50

20220204-0013304

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, **Johnie M. Apple and Linda Sue Apple, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lakeshore Pointe Realty, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Lake Shore Pointe and Re-subdivision of Lot No. 1 of the Villas of Lakemeade, Phase II, of record in Instrument #20040903-0106917, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Johnie M. Apple and Linda Sue Apple, husband and wife, from Johnie Michael Apple, aka Johnie M. Apple, married, spouse of the co-grantee, the sole beneficiary of the Estate of Pauline Patterson Apple, aka Ruth Apple, by Quitclaim Deed dated November 5, 2013 and recorded November 19, 2013 in Instrument #20131119-0119385, said Register's Office. This deed given to correct previous deed to grantees recorded April 16, 2007 in Instrument #20070416-0045313, which said deed was a self-dealing transfer by power of attorney.

Being the same property conveyed to Johnie M. Apple and wife, Linda Sue Apple, from Ruth Apple by Quitclaim Deed dated April 13, 2007 and recorded April 16, 2007 in Instrument #20070416-0045313, said Register's Office.

Being the same property conveyed to Ruth Apple from Frank Victory, Ruth Apple, and Glenn Youngblood, being all of the former members of, and successors in interest to, VAY, LLC, Tennessee limited liability, by Quitclaim Deed dated April 16, 2007 and recorded April 16, 2007 in Instrument #20070416-0045312, said Register's Office.

Propertgy more commonly known as 721 Lake Shore Pointe, Old Hickory, TN 3713.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Return to:
[illegible]
TN 37215
TVRES 21 721

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 18th day of January, 2022.

_____(SEAL)
Johnie M. Apple

_____(SEAL)
Linda Sue Apple

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

On this 18th day of January, 2022, before me personally appeared Johnie M. Apple and Linda Sue Apple, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of January, 2022.

_____
Notary Signature
My commission expires: 10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

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 $2,725,000.00, 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 ~~WILLIAMSON~~ Davidson

Sworn to and subscribed before me this 18th day of January, 2022.

_____
Notary Signature
My commission expires: 10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023