SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 807852 DEEDWARRSP
02/17/2022 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20220217-0018647

TONYA LOFTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
KDBNASH, LLC	KDBNASH, LLC	071-11-0-129.00-000
(NAME)	(NAME)	
1309 Brooklyn Walk NE	1309 Brooklyn Walk NE	
(ADDRESS)	(ADDRESS)	
Issaquah, WA 98029	Issaquah, WA 98029	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Apex Building Solutions, LLC, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KDBNASH, LLC, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

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

Unit No. 1, Meridian Place a Horizontal Property Regime With Private Elements recorded in Instrument No. 20210129-0013220, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being a portion of the property conveyed to Magness Devco 2017 GP, by Warranty Deed from Janice Lynn, Administratrix of the Estate of Janice Carolyn Redman dated August 24, 2017 recorded September 08, 2017, of record as Instrument No. 20170908-0092657 Register's Office for Davidson County, Tennessee.

Also being a portion of the property conveyed to Apex Building Solutions, LLC, by Warranty Deed from Magness Devco 2017 GP, a Tennessee General Partnership dated April 29, 2020 recorded May 06, 2020, of record as Instrument No. 20200506-0047378 Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 1519 Meridian Street, Lot 1, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 4 day of February, 2022.

Apex Building Solutions, LLC, a Tennessee Limited Liability Company

BY: _____
Gary M. Wisniewski, Member

STATE OF TENNESSEE

COUNTY OF WILSON

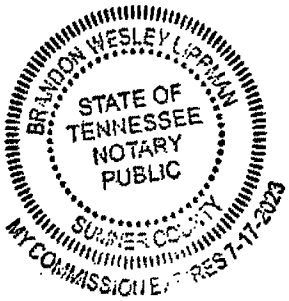
Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Gary M. Wisniewski, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be a Member of Apex Building Solutions, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee Limited Liability Company by himself as Member.

Witness my hand and official seal, this the 4th day of February, 2022.

_____
Notary Public

My Commission Expires: 7-17-23

(SEAL)



Certificate of Authenticity

I, **Doné Oglesby**, 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 **February 4, 2022**.

Date

Affiant Signature

02/08/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **8th** day of **February**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202202170018647