Karen Johnson Davidson County
Batch# 809561 DEEDWARRSP
02/22/2022 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20220222-0020093

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Janicka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of February, 2022

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

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).
Ikechukwu I Akunyili and Uche Akunyili, husband and wife	Bank of America, N.A.	P/O 071-11-129.00-000
(NAME) 1519 Meridian Street , Unit 2	(NAME) TX2-979-01-02, 4500 Amon Carter Blvd	
(ADDRESS) Nashville, TN 37207-5012	(ADDRESS) Fort Worth, TX 76155	
(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, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ikechukwu I Akunyili and Uche Akunyili, husband and wife**, 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 unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of Meridian Place, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Meridian Place, a Horizontal Property Regime, of record in Instrument Number 20210129-0013220, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

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.

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 , Unit 2, Nashville, TN 37207-5012

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 7TH day of FEBRUARY, 2022.

Apex Building Solutions, LLC, a Tennessee Limited Liability Company

BY: _____

GARY WISNIEWSKI, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared GARY 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 the 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 limited liability company by himself as member.

Witness my hand and official seal, this the 7TH day of FEBRUARY, 2022.

_____

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Certificate of Authenticity

I, Tonya Loftin, 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 7, 2022**.

Date

Tonya Loftin

Affiant Signature

February 10, 2022

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 10th day of February, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)