BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $537,500.00

Affiant

Subscribed and sworn to before me this 7th day of April, 2022.

Notary Public
My Commission Expires: 4/27/2025

Karen Johnson Davidson County
Batch# 841310 DEEDWARR
04/18/2022 01:24:44 PM 2 pgs
Fees: $13.00 Taxes: $1,988.75
20220418-0044322

2022-54

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information:
APG Holdings, LLC	New Owner	
PO Box 55		094-02-0-198.00
Dudley, MO 63936		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mack Dean Flatt, Jr., Trustee, and his successor in trust, of The Mack Dean Flatt, Jr. Revocable Living Trust dated May 30, 2014,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

APG Holdings, LLC, a Missouri Limited Liability Company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being the Easterly 50 feet of Lots 83, 84 and 85 in the United Electric Railway Subdivision, as of record in Plat Book 161 Page 8, Register's Office for said County, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 83, 84 and 85 front 50 feet on Electric Ave and run back 150 feet to an alley, Register's Office for said County.

Being a portion of the same property conveyed to Mack D. Flatt by Decree from Clerk of record in Book 2803, Page 237, Register's Office for Davidson County, Tennessee, dated August 29, 1958 and recorded on September 05, 1958.

Being the same property conveyed to Edward Kleinert and wife, Elizabeth Kleinert from Mack D. Flatt, Sr., by Installment Deed of record in Book 5610, Page 374, Register's Office for Davidson County, Tennessee, dated June 9, 1980 and recorded on August 9, 1980.

Being the same property conveyed to Linda F. Williams, from Edward Kleinert and wife, Elizabeth Kleinert, by Quitclaim Deed of record in Instrument No. 20041013-0123363, Register's Office for Davidson County, Tennessee, dated October 12, 2004.

Being the same property conveyed to Ellen L. Warshaw, from Linda F. Williams, by Warranty Deed of record in Instrument No. 20121030-0099213, Register's Office for Davidson County, Tennessee, dated October 26, 2012.

Being the same property conveyed to Mack Dean Flatt, Jr., Trustee, and his successor in trust, of The Mack Dean Flatt, Jr. Revocable Living Trust by Quitclaim Deed from Ellen L. Warshaw of record in Instrument No. 20220418-0044321 Register's Office for Davidson County, Tennessee, dated April 3, 2022 and recorded on April 18, 2022.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1904 Electric Avenue, Nashville, TN 37206.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of April, 2022.

The Mack Dean Flatt, Jr. Revocable Living Trust dated May 30, 2014

Mack Dean Flatt, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mack Dean Flatt, Jr., Trustee of the Mack Dean Flatt, Jr. Revocable Living Trust dated May 30, 2014, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of April, 2022.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022