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

BOX 10-A

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

20220418-0044323

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		094-02-0-199.00
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 Lot No. 143 on the plan of the United Electric Railway Addition, as of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 143 fronts 50 feet on the Southerly side of East Side, formerly Ashworth Avenue, and runs back between parallel lines, with the Easterly margin of South 19th Street, 150 feet to an alley.

Being the same property conveyed to Doyle P. Mitchell and wife, Mary M. Mitchell, by Warranty Deed from J. Clyde Hill and wife, Shirley Ann Hill, of record in Book 3841, Page 294, Register's Office for Davidson County, Tennessee, dated December 12, 1964 and recorded on December 14, 1964.

Said Doyle P. Mitchell became deceased, vesting Mary M. Mitchell as surviving tenant. Said Mary M. Mitchell became deceased, leaving Last Will and Testament filed for Probate in Docket No. Will Book 110, Page 46, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Mack Dean Flatt, Sr., is named as devisee.

Said Mack Dean Flatt, Sr., became deceased, leaving Last Will and Testament filed for Probate in Will Book 224, Page 295, Docket No. 98P-1687, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Mack Dean Flatt, Jr. is named as devisee.

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 Mack Dean Flatt, Jr. of record in Instrument No. 20140710-0060700 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on July 10, 2014.

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

This is improved property located at **1900 Eastside 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.

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

