Karen Johnson Davidson County
Batch# 845329 DEEDWARR
04/26/2022 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,279.20
20220426-0047573

WARRANTY DEED

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $616,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF April, 2022.

Kayla Ann Carter
Notary Public

MY COMMISSION EXPIRES: 3-7-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rajan Dhoj Karki	Movement Mortgage	
(NAME)	(NAME)	
1702 McKinney Ave	8024 Calvin Hall Rd.	081-03-3S-003.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **APG RENTALS, LLC, A MISSOURI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAJAN DHOJ KARKI AND ARUNA KHADKA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 3, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1700 McKinney Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200603-0056722 being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a Portion of the same property conveyed to Olympus Development Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Eric Sean Moss and Christian Patrice Bolden, a married couple of record in Instrument No. 20190311-0021959 Register's Office for Davidson County, Tennessee, dated March 07, 2019 and recorded on March 11, 2019.

Being a Portion of the same property conveyed to 1700 McKinney, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Olympus Development Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190801-0076018 Register's Office for Davidson County, Tennessee, dated July 30, 2019 and recorded on August 01, 2019.

Being the same property conveyed to Apg Rentals, LLC. a Missouri Limited Liability Company by Warranty deed from 1700 McKinney, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201119-0136495 Register's Office for Davidson County, Tennessee, dated November 13, 2020 and recorded on November 19, 2020 and Scrivener' s Affidavit recorded on December 15, 2020 in Instrument No. 20201215-0148062. and Corrected Warranty deed recorded date January 22, 2021 in Instrument No. 20210122-0010048.

Being also known as 1702 McKinney Ave Nashville, Tennessee 37206.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1702 McKinney Ave, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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,

Witness my hand this 13th day of April, 2022

APG RENTALS, LLC

BY: _____

JEFFREY W. MILLER, MEMBER

STATE OF MISSOURI
COUNTY OF STODDARD

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jeffrey W. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of APG Rentals, LLC, and that he as such Member of APG Rentals, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of APG Rentals, LLC.

Witness my hand and official seal this 13th day of April, 2022.

Commission expires: 4-8-24

_____
Notary Public

JORDAN MILLER
Notary Public, Notary Seal
State of Missouri
Stoddard County
Commission # 20241678
My Commission Expires 04-08-2024

Certificate of Authenticity

I, Joshua A. Terry, 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 4|13|22.

Affiant Signature

4|18|22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4|18|22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON