Karen Johnson Davidson County
Batch# 854357 DEEDWARR
05/12/2022 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,179.30
20220512-0054901

WARRANTY DEED

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMM EXPIRES 03/03/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/03/2025

(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
DeRose Family Holdings, LLC	NEW OWNER	
(NAME)	(NAME)	
1706 McKinney Ave	7265 TN 25	081-03-3S-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	CROSS PLAINS TN 37049	
(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 DEROSE FAMILY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 1 on the Site Plan of 1700 McKinney Ave, as depicted in Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions ("Master Deed") for 1700 McKinney Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20200603-0056722, in the Register's Office for Davidson County, Tennessee, to which Master Deed and its Exhibits reference is hereby made for a more complete description of the property.

Being a portion of 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.

See also Scrivener's Affidavit of record in Instrument Number 20201215-0148062, and Deed of Correction of record in Instrument No. 20210122-0010048, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to APG Rentals, LLC, a Missouri limited liability company by Corrected Warranty Deed from 1700 McKinney, LLC, a Tennessee limited liability company of record in Instrument No. 20210122-0010048 Register's Office for Davidson County, Tennessee, dated January 14, 2021 and recorded on January 22, 2021.

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 1706 McKinney Ave, Nashville, TN 37208
(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 unincumbered, unless otherwise herein set out; and we do further

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:

_____
Notary Public

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 April 13, 2022.

Affiant Signature

04/13/2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 13 day of April, 2022

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY