SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 856038 DEEDWARRSP
05/16/2022 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20220516-0055992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-1-2025

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).
Drew Kiel and Cassandra Smith N/K/A Cassandra Kiel, husband and wife	Castle & Cooke Mortgage, LLC	071 11 0H 004.00-CO
(NAME)	(NAME)	
621 Freedom Place	49 Music Square West, Suite 502	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37203	
(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, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Drew Kiel and Cassandra Smith N/K/A Cassandra Kiel, husband and wife joint tenancy without a right of survivorship, 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. 4 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.

Cassandra Smith is now known as Cassandra Kiel and is one of the same. Cassandra Smith married Drew Kiel on March 27, 2021 and has legally taken his name.

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 #4, Nashville, TN 37207

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 27th day of April, 2022.

Apex Building Solutions, LLC

BY:_____
Gary Wisniewski, Vice President/Secretary

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 Vice President/Secretary of Apex Building Solutions, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Vice President/Secretary, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee Limited Liability Company by himself as Vice President/Secretary.

Witness my hand and official seal, this the 27th day of April, 2022.

_____
Notary Public

My Commission Expires: 11/5/26

(SEAL)

RHONDA HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 **April 27, 2022**.

Date

Tonya Loftin
Affiant Signature

April 29, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 29th day of April, 20 22.

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)