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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 856415 DEEDWARR
05/17/2022 09:52:19 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20220517-0056482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

BOX 10-A

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
APG Rentals, LLC	Same as New Owner	
(NAME)	(NAME)	
PO BOX 55		104 01 0 372.00
(ADDRESS)	(ADDRESS)	
Dudley, MO 63936		
(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, **MARTHA RAMSEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **APG RENTALS, LLC, A MISSOURI 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 Lot Nos. 10 and 11 on the Plan of West End Park Terrace, as of record in Book 547, Page 36, Register's Office for said County.

Said Lots adjoin and front together 59.8 feet on the Northerly side of 33rd Avenue North, now called Acklen Park Dr. and run back between lines 160 feet to a dead line in the rear on which they measure 40.2.

Being the same property conveyed to Martha J. Ramsey, by Quitclaim Deed from Martha J. Ramsey, as the Administratrix and sole heir of the Estate of Thomas Earl Ramsey, of record in Instrument No. 20220211-0015997, in the Register's Office of Davidson County, Tennessee, dated February 01, 2022 and recorded on February 11, 2022.

Being the same property conveyed to Thomas Earl Ramsey, unmarried, by Warranty Deed from Wilburn E. Harrison and wife, Patricia L. Harrison, of record in Book 4259, Page 199, in the Register's Office of Davidson County, Tennessee, dated August 12, 1968 and recorded on August 13, 1968. And the Said Thomas Earl Ramsey is died on April 19th, 2021 as shown in the Probate Court for Davidson County, Tennessee, in Docket No. 21P-1216.

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 410 Acklen Park Drive, Nashville, TN 37205
(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, 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 my hand this 16th day of May, 2022

MARTHA RAMSEY

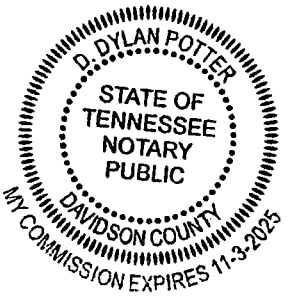
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Ramsey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2022.

Commission expires: 4/27/2025



Notary Public