SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 859192 DEEDWARRSP
05/19/2022 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,204.83
20220519-0058241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,900.00

Jameika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of May, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DONE OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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).
Carey Galyean, a married man	Carey Galyean	071-11-0H-005.00-000
(NAME)	(NAME)	
1519 Meridian Street #5	103 Lake Breeze Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Jackson, TN 38305	
(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 Carey Galyean, a married man, 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. 5 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.

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 #5, 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 12th day of May, 2022.

Apex Building Solutions, LLC

BY: _____
Nicholas G. Wisniewski, President

STATE OF TENNESSEE

COUNTY OF WILSON

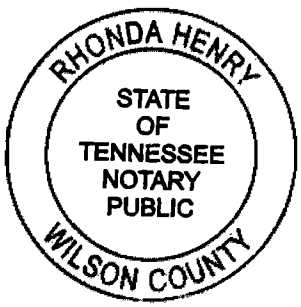
Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Nicholas G. Wisniewski, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the President of Apex Building Solutions, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such President, 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 President.

Witness my hand and official seal, this the 12th day of May, 2022.

_____
Notary Public

My Commission Expires: 11/5/24

(SEAL)



Certificate of Authenticity

I, **Doné Oglesby**, 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 **May 12, 2022**.

Date

Affiant Signature

05/13/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **13th** day of **May**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY