WARRANTY DEED

Karen Johnson Davidson County
Batch# 867174 DEEDWARR
06/03/2022 02:51:02 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20220603-0064495

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BS-SGA-22-1006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AP Development, LLC	**New Owner**	
(NAME)	(NAME)	**033-02-0-011.00**
205 Demonbreun St #2012		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSE CARPIO AND WIFE, NAILET CARPIO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AP DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section Two, Plantation Estates of record in Plat Book 3842, Page 136, 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 Jose Carpio and wife, Nailet Perez by Warranty deed from Bobby W. Honea of record in Instrument No. 201605230051148 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 23, 2016.

Nailet Perez, now known as Nailt Carpio.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 136, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4257, Page 913, in the Register's Office for Davidson County, Tennessee
- Easement for Sanitary Sewer/Storm Drainage of record in Book 6827, Page 547 and Book 6827, Page 484, in the Register's Office for Davidson County, Tennessee.
- Easement For Sanitary Sewer of record in Instrument Number 20180111-0003552, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4257, Page 917, Book 3219, Page 579 and Book 3106, Page 43, in the Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 10543, Page 591, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1006 Fontaine Drive, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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), 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/our hand(s) this the 18th DAY OF MAY, 2022.

Jose Carpio

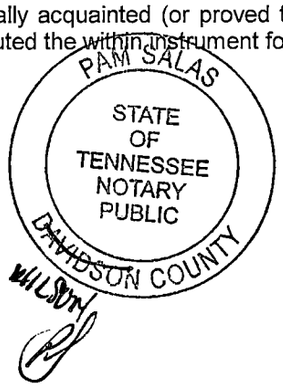
Nailet Carpio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of May, 2022.

Notary Public
My Commission Expires: ~~12/5/2025~~ 12/01/25
(SEAL)

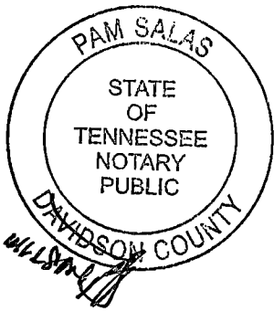


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of May, 2022.

Notary Public
My Commission Expires: ~~12/5/2025~~ 12/01/25
(SEAL)



RETURN TO:
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Nashville, TN 37212