Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAG-22-313

Karen Johnson Davidson County
Batch# 920163 DEEDWARR
09/22/2022 10:22:41 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20220922-0105328

WARRANTY DEED

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES:

(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
Jare Akchin	new owner	
(NAME)	(NAME)	082-12-0-065.00
313 Neill Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 **JARE AKCHIN**, 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: unmarried

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Neill S. Brown's Addition to East Nashville of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 186 fronts 50 feet on the Easterly side of Neill Avenue, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Music City Holdings, LLC, a Taxes limited liability company by Warranty deed from Adam Leibowitz and Andy Neuman of record in Instrument No. 20210817-0111318 Register's Office for Davidson County, Tennessee, dated August 11, 2021 and recorded on August 17, 2021.

Being the same property conveyed to APG Rentals, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20210824-0114172 Register's Office for Davidson County, Tennessee, dated August 11, 2021 and recorded on August 24, 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 313 Neill Ave., Nashville, TN 37206
(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 15 day of September, 2022

APG RENTALS, LLC

BY: _____

JEFFERY 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 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 15 day of September, 2022.

Commission expires:

_____

Notary Public

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