BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 945384 DEEDWARR
11/29/2022 09:08:39 AM 2 pgs
Fees: $13.00 Taxes: $2,795.55

20221129-0125016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,555.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF NOVEMBER, 2022.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 4/07/2025

(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
Ijagha Eme and Maria Lynes, and Andrew Marshall	Same as New Owner	
(NAME)	(NAME)	
121 Fern Avenue		071-14-0E-014.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-5046		
(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, MISSOURI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IJAGHA EME AND MARIA LYNES, HUSBAND AND WIFE AND ANDREW MARSHALL, AN UNMARRIED MAN,** 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 Unit 14, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Sky at Fern, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160830-0090887, as amended in Instrument No. 20170913-0093673 and Instrument No. 20180808-0078087 and being shown on Plat attached thereto as Exhibit "B", 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 the same property conveyed to Joshua George Nicholls, an unmarried man by Warranty deed from Eight-Nine King Development, LLC, a Tennessee limited liability Company of record in Instrument No. 20190718-0070582 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 18, 2019.

Being the same property conveyed to 92 Reign Investments, LLC by QuitClaim deed from Joshua George Nicholls, an unmarried man of record in Instrument No. 20190719-0071201 Register's Office for Davidson County, Tennessee, dated July 12, 2019 and recorded on July 19, 2019.

Being the same property conveyed to APG Rentals LLC, a Missouri limited liability company by Warranty deed from 92 Reign Investments LLC, a Tennessee limited liability company of record in Instrument No. 20210920-0126145 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 20, 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 50 Fern Avenue, Nashville, TN 37207-5046
(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 22nd day of November, 2022

APG RENTALS, LLC

BY: _____
JEFFREY 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 22nd day of November, 2022.

Commission expires:

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

_____
Notary Public