BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 957978 DEEDWARR
01/05/2023 09:10:43 AM 2 pgs
Fees: $13.00 Taxes: $1,787.10

20230105-0000828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$483,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF January, 2023.

Notary Public

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

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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

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) P.O. Box 50	(NAME)	082-12-3E-201.00-CO
(ADDRESS) Dudley, MO 63936	(ADDRESS)	
(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, **THE NADINE L. FALBO LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **APG RENTALS, LLC**, 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 201, as established pursuant to the Declaration for Jolene on Main Residential Condominium, of record as Instrument No 20210820-0112977 being shown on Plat attached thereto as Exhibit "D", in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Anthony N. Harris by Warranty Deed from Honorable Ventures, LLC, a Tennessee Limited Company of record in Instrument No. 20160602-0055667, Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 02, 2016.

Being a portion of the same property conveyed to The Avenue on Main GP, their heirs and assigns by Quitclaim Deed from Anthony N. Harris, married, of record in Instrument No. 20210603-0074559, Register's Office for Davidson County, Tennessee, dated June 03, 2021 and recorded on June 03, 2021.

Being the same property conveyed to Nadine L. Falbo, Trustee of The Nadine L. Falbo Living Trust by Warranty Deed from The Avenue on Main, GP of record in Instrument No. 20221128-0124318, Register's Office for Davidson County, Tennessee, dated November 23, 2022 and recorded on November 28, 2022.

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.

This is improved x property, known as 815 Main Street #201, Nashville, TN 37206
(unimproved) (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 31 day of December, 2022

THE NADINE L. FALBO LIVING TRUST

BY: Nadine L. Falbo, Trustee

NADINE L. FALBO, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF San Bernardino

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nadine L. Falbo, 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, and who further acknowledged that she is Trustee of The Nadine L. Falbo Living Trust and executed the within instrument as such Trustee.

Witness my hand and official seal this 31 day of 12, 2022.

Commission expires: 10/27/2025

M. C

Notary Public

M. Cummings
COMM. #2380285
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires October 27, 2025