Karen Johnson Davidson County
Batch# 972750 DEEDWARR
02/21/2023 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.13
20230221-0012222

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

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
Taina Thermidor	New Owner	
(NAME)	(NAME)	081-03-4J-001.00-CO
2107 A 11th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-1104		
(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 **TAINA THERMIDOR, A SINGLE WOMAN**, 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:

A certain unit located in Davidson County, Tennessee, being Unit A of Homes at 2107 11th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2107 11th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211117-0152877, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to William V. Gillespie and wife, Lillian K. Gillespie by Warranty Deed from Juanita Joyce Fudge and husband, Maurice E. Fudge of record in Book 2298, Page 589, Register's Office for Davidson County, Tennessee, dated September 17, 1954 and recorded on September 22, 1954. Lillian K. Gillespie predeceased William V. Gillespie on or about February 28, 2001, leaving him as sole surviving tenant by the entirety. William V. Gillespie died on or about September 22, 2017, his Last Will and Testament of record in Instrument No. 20171116-0117988, and Petition to Probate Will as Muniment of Title Only filed in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee bearing Docket No. 17P1902.

Being a portion of the same property conveyed to APG Rentals LLC, a Missouri limited liability company by Warranty Deed from Mary Dillard, a single woman of record in Instrument No. 20210622-0084358, Register's Office for Davidson County, Tennessee, dated June 18, 2021 and recorded on June 22, 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.

This is improved x property, known as 2107 A 11th Avenue North, Nashville, TN 37208-1104 (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 15th day of February, 2023

APG RENTALS, LLC

BY: _____ Member

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 15TH day of February, 2023.

Commission expires: 10-21-26

_____
Notary Public

JILL ALLISON
Notary Public - Notary Seal
Butler County - State of Missouri
Commission Number 14427198
My Commission Expires Oct 21, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 2/15/2023.

Affiant Signature

2/17/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/17/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON