BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1004996 **DEEDWARR**
05/18/2023 10 31 02 AM 2 pgs
Fees $13 00 Taxes $962 00

20230518-0037247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF MAY, 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
Baroona, LLC	Same	
(NAME) 811 Stockell Street	(NAME)	082-04-0-261 00
(ADDRESS) Nashville, TN 37207	(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, **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 **BAROONA, 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 Lot No. 14 on the Map of Carter Lane Place, as of record in Plat Book 547, Page 106, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the Northerly side of Granada Avenue, formerly Carter Lane and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Glen Wallis and wife, Ruth W. Wallis by Warranty deed from Chester P. Cornett and wife, Patricia A. Cornett, Trustees under the Chester P. & Patricia A. Cornett Joint Caring Trust and Chester P. Cornett and wife, Patricia A. Cornett, individually of record in Instrument No. 20080613-0061175 Register's Office for Davidson County, Tennessee, dated June 12, 2008 and recorded on June 13, 2008. Said Ruth W. Wallis became deceased on September 12, 2015, vesting Glen Wallis as surviving tenant.

Being the same property conveyed to APG Rentals, LLC by Warranty deed from Glen Wallis, unmarried of record in Instrument No. 20220216-0018038 Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 16, 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.

unimproved _
This is improved x property, known as 871 Granada 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 16th day of May, 2023

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 a 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 16th day of May, 2023

Commission expires

_____
Notary Public

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