WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
[illegible] TN 37203

Karen Johnson Davidson County
Batch# 1022444 DEEDWARR
07/05/2023 09:01:06 AM 2 pgs
Fees: $13.00 Taxes: $6,830.54

20230705-0051124

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,846,091.53

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(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
Monica Maloney	Owner	
(NAME)	(NAME)	
102 South 14th Street		083-09-0-265-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2839		
(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 **MONICA MALONEY,** 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 situated in Davidson County, Tennessee:

Lot 13, Spring Park, as shown on plat of record in Plat Book 57, Page 134, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to APG Rentals, LLC, a Mississippi Limited Liability Company by Warranty deed from Michael Charette, a single man of record as Instrument Number 20210322-0037649, Register's Office for Davidson County, Tennessee, dated March 19, 2021 and recorded on March 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.

unimproved
This is improved x property, known as 102 South 14th Street, Nashville, TN 37206-2839
(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 30 day of June, 2023

APG RENTALS, LLC, A MISSOURI LIMITED LIABILITY COMPANY

BY: AIDMORE PROPERTY GROUP, LLC, IT'S SOLE MEMBER

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Aidmore Property Group, LLC, the sole Member of APG Rentals, LLC, and that he as such Authorized Agent of Aidmore Property Group, LLC, the sole Member of APG Rentals, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Aidmore Property Group, LLC, the sole Member of APG Rentals, LLC.

Witness my hand and official seal this 30th day of June, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public