Karen Johnson Davidson County
Batch# 1036847 DEEDWARR
08/10/2023 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,163.13
20230810-0062088

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

G-P-23-620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $854,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lance Black and Ann Marie Black	**Legacy Home Loans, LLC dba Steadfast Mortgage**	
(NAME)	(NAME)	
620 S 11th St	**1036 Stearman Dr., Ste. 6**	**094-01-0L-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AP DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANN-MARIE FOX BLACK AND LANCE THOMAS BLACK, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 620 as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Six-Twenty South Eleventh Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220401-0038064, 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 a portion of the same property conveyed to AP Development, LLC, a Tennessee limited liability company byQuit Claim Deed from True Investments, Inc., a Tennessee corporation of record in Instrument No. 20220622-0071113, Register's Office for Davidson County, Tennessee, dated June 16, 2022 and recorded on June 22, 2022.

Being a portion of the same property conveyed to AP Development, LLC, by Quit ClaimDeed from True Investments, Inc., a Tennessee corporation of record in Instrument No. 20220628-0074142, Register's Office for Davidson County, Tennessee, dated June 7, 2022 and recorded on June 28, 2022.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220401-0038064, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of the Six-Twenty South Eleventh Street Homeowner's Association, Inc. of record in Instrument Number 20220418-0043990, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 72, Register's Office for Davidson County, Tennessee, and in Book 1, page 57, Chancery Court at Nashville, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230607-0043355, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **620 S 11th St, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th DAY OF AUGUST, 2023.

AP Development, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of AP DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of August, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tonya Cherry,** 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 this the 9 day of August, 2023.

Affiant Signature
Date 8-9-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON