# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1108929 DEEDWARR
03/08/2024 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,123.80
20240308-0016204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $574,000.00

Paris Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF MARCH, 2024.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

**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 |
|---|---|---|
| Paris Hughes | Legacy Home Loans dba Steadfast Mortgage, LLC | |
| (NAME) | (NAME) | |
| 2408 B Brasher Ave. | 1036 Stearman Drive, Ste. 6 | 072 13 1G 001.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | White House, TN 37188 | |
| (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 **PARIS HUGHES, A MARRIED 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 known and designated as Unit No. A of Homes at 2408 Brasher Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2408 Brasher Avenue, a Horizontal Property Regime, of record in Instrument No. 20220624-0072330, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.**

**Being part of the same property conveyed to APG Rentals LLC, a Tennessee Limited Liability Company by Warranty Deed from John Swaim, a single man, of record in Instrument No. 20220621-0070685, in the Register's Office of Davidson County, Tennessee, dated June 15, 2022 and recorded on June 21, 2022. APG Rentals LLC, a Missouri Limited Liability Company was erroneously referred to as APG Rentals LLC, a Tennessee Limited Liability Company in conveying Warranty Deed.**

**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 2408 B Brasher 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.

JW2024-26

Witness my hand this 8th day of February, 2024

APG RENTALS, LLC

BY AIDMORE PROPERTY GROUP, LLC,

ITS SOLE MEMBER

BY: _____

JEFFREY W. MILLER, MEMBER/MANAGER

STATE OF ~~TENNESSEE~~ Missouri

COUNTY OF ~~DAVIDSON~~ 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/Manager of Aidmore Property Group, LLC, Sole Member of APG Rentals, LLC, and that he as such Member/Manager of Aidmore Property Group, LLC, 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 Member/Manager of Aidmore Property Group, LLC, Sole Member of APG Rentals, LLC.

Witness my hand and official seal this 8th day of February, 2024.

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

JW2024-26

## 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 7 day of March, 2024.

Affiant Signature
Date 3-7-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

