Karen Johnson Davidson County
Batch# 1114057 DEEDWARR
03/22/2024 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $6,253.00
20240322-0020103

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 1,690,000.00.

Affiant

Subscribed and Sworn before me this 22nd day of March , 2024.

Notary Public
My commission expires: 8-16-2025

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Henry Lebrun Ingram 1913 Ashwood Avenue, Nashville, TN 37212	New Owner	104-16-0-119.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Red Apple at Nashville, LLC, a Florida Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Henry Lebrun Ingram,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. Westerly 50 feet of Lot No. 74 on the Plan of Revised Plat of George W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 74 fronts 50 feet on the Southerly side of Ashwood Avenue, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Red Apple at Nashville, LLC, a Florida Limited Liability Company by Warranty Deed from Joseph S. Blackwell and wife, Julia S. Blackwell of record in Instrument No. 20171108-0115107 Register's Office for Davidson County, Tennessee, dated November 2, 2017 and recorded on November 8, 2017.

This is [ ] improved [ ] unimproved property known as 1913 Ashwood Avenue, Nashville, TN 37212 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 22nd day of March , 2024.

Red Apple at Nashville, LLC, a Florida Limited Liability Company

By: _____
Jonathan K. Hage, President

By: _____
Sherry A. Hage, Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, Lisa Johnson of the state and county mentioned, personally appeared Jonathan K. Hage, President of Red Apple at Nashville, LLC and Sherry M. Hage, Vice President of Red Apple at Nashville, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President and Vice President of Red Apple at Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such Jonathan K. Hage, President of Red Apple at Nashville, LLC and Sherry M. Hage, Vice President of Red Apple at Nashville, LLC as such President and Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President and Vice President.

Witness my hand and seal, at office in Ft Lauderda FL this 18th day of March, 2024.

Lisa Johnson
Notary Signature

Printed Name: Lisa Johnson

My commission expires: 3-28-27

LISA JOHNSON
Notary Public-State of Florida
Commission # HH 380149
My Commission Expires
March 28, 2027

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 **03/22/2024** (date of document).

Jami K Averwater

Signature

03/22/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **22nd** day of **March**, 2024.

Vicky Sheridan

Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

Seal

