Karen Johnson Davidson County
Batch# 1118199 DEEDWARR
04/03/2024 10:33:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20240403-0023350

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$320,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 27TH DAY OF MARCH, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2663

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Apollo Homes, LLC 3215 Holbrook Drive Nashville, TN 37211	**Same as new owner**	133-03-0-018.00

For and in consideration of the sum of Three Hundred Twenty Thousand And 0/100 ($320,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

BEVERLY A. JONES, TRUSTEE OF THE DECLARATION OF TRUST U/A DATED OCTOBER 2, 1991, AS AMENDED AND RE-STATED ON MAY 9, 2019

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

APOLLO HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No- 89 on the Map of Section One, Southlake, as of record in Book 2083, page 58, Register's Office for said Davidson County, Tennessee and described as follows:

BEGINNING at a point in the westerly margin of Holbrook Drive at the corner of Lots 88 and 89; thence with the line between said lots southwesterly 110 feet to a corner of Lot 90; thence with the line between Lots 89 and 90, northwesterly 120.9 feet to the margin of Southlake Drive; thence with the margin of the same northeasterly 78.69 feet to the beginning of a curve; thence around said curve/ easterly 35.6 feet to the westerly margin of Holbrook Drive; thence with the margin of the same southeasterly 116 feet to the point of beginning.

BEING the same property conveyed to Foster Ables and Floy H Ables, Trustees, Under Declaration of Trust dated October 2, 1991 by Quitclaim Deed from Foster Ables and Floy H Ables dated October 2,1991 and recorded July 29, 1992 in Book 8686, Page 825, Davidson County Records.

BEING the same property conveyed to Foster Ables and Floy H Ables by Declaration of Trust from E S Evans, Inc. dated October 2, 1991 and recorded October 4, 1991 in Book 8458, Page 429, Davidson County Records.

BEING the same property conveyed to Foster Ables and Floy H Ables, Trustees, Under Declaration of Trust October 2, 1991 by Quitclaim Deed from Foster Ables and Floy H Ables dated October 2, 1991 and recorded October 4, 1991 in Book 8458, Page 427, Davidson County Records.

BEING the same property conveyed to E S Evans, Inc., a Tennessee Corporation by Warranty Deed from Foster Ables and wife, Floy M Ables dated June 10, 1954 and recorded June 14, 1954 in Book 2282, Page 13, Davidson County Records.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 3213 Holbrook Drive, Nashville, TN 37211.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR BEVERLY A. JONES, TRUSTEE OF THE DECLARATION OF TRUST U/A DATED OCTOBER 2, 1991, AS AMENDED AND RE-STATED ON MAY 9, 2019 to APOLLO HOMES, LLCAPOLLO HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FOR THE TRANSFER OF PROPERTY LOCATED AT 3213 HOLBROOK DRIVE, NASHVILLE, TN 37211.]

Witness our/my hand on the 27th day of March, 2024.

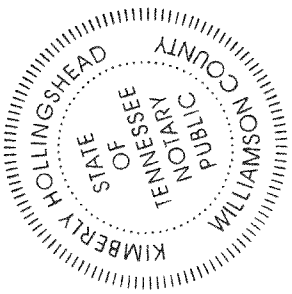
The Declaration of Trust u/a dated October 2, 1991, as Amended and Re-Stated on May 9, 2019

Beverly A. Jones, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Beverly A. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee or Co-Trustee(s) of The Declaration of Trust u/a dated October 2, 1991, as Amended and Re-Stated on May 9, 2019, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing as Trustee or Co-Trustee(s).

Witness my hand and official seal this 27th day of March, 2024.



Notary Public
My Commission Expires: 2/17/27

Certificate of Authenticity

I, Kimberly Hollingshead, 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 March 27, 2024.

Kimberly Hollingshead, Esq.

3/27/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of March, 2024.

Notary Signature

My Commission Expires: _____

