RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1158558
07/16/2024 12:52:12 PM
Fees: $13.00 Taxes: $3,959.00

Davidson County
DEEDWARR
2 pgs

20240716-0053443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,070,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF JULY, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

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
The Elpizo Fund, LLC	Same as New Owner	
(NAME) PO BOX 110-120	(NAME)	04100012700
(ADDRESS) Nashville, TN 37222	(ADDRESS)	
(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 **THE ELPIZO FUND, LLC**, 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 in the 3rd Councilman District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated March 9, 1998 and known as Job No. 970248 and being more particularly described as follows:

Beginning at an iron pin set on the Easterly margin of Brick Church Pike, said point of beginning being the Southwest corner of the herein described tract, and also being the Northwest corner of the Jesse T. Powell property of record in Book 4716, page 421, Register's Office for Davidson County, Tennessee; thence leaving Powell's line and with the margin of Brick Church Pike (30 feet from centerline), North 05 degrees 40 minutes 40 seconds East 199.99 feet to an iron pin; thence leaving the margin of Brick Church Pike with the line of the Metropolitan Government Power Board property of record in Book 3924, page 95, Register's Office for Davidson County, Tennessee, South 81 degrees 00 minutes 04 seconds East 360.798 feet to an iron pin; thence continuing with the said Metropolitan Government property, North 05 degrees 32 minutes 43 seconds East 30.00 feet to an iron pin; thence leaving the Metropolitan Government property, South 87 degrees 04 minutes 53 seconds East 539.78 feet to an iron pin; thence South 02 degrees 26 minutes 30 seconds West 347.33 feet to an iron pin; thence North 87 degrees 04 minutes 31 seconds West 310.63 feet to an iron pin; thence North 01 degrees 35 minutes 20 seconds West 153.13 feet to an iron pin; thence continuing with Powell, North 87 degrees 13 minutes 23 seconds West 229.80 feet to an iron pin; thence North 86 degrees 29 minutes 41 seconds West 359.98 feet to the point of beginning, containing 5.06 acres, more or less.

Being the same property conveyed to APG Rentals, LLC, a Missouri limited liability company, by Warranty Deed from Fesmire Investments, LP d/b/a Fesmire Investments, dated September 27, 2021 and recorded October 1, 2021 in Instrument No. 20211001-0131992, Register's Office of Davidson County, Tennessee.

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 0 Brick Church Pike, Nashville, TN 37207
(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 3 day of January, 2024

APG RENTALS, LLC

BY: _____
JEFFREY W. MILLER, MEMBER

STATE OF MISSOURI
COUNTY OF 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 of APG Rentals, LLC, and that he as such 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 of APG Rentals, LLC.

Witness my hand and official seal this 3 day of January, 2024.

Commission expires:

_____
Notary Public

JORDAN MILLER
Notary Public, Notary Seal
State of Missouri
Stoddard County
Commission # 20241678
My Commission Expires 04-08-2024