WARRANTY DEED

Karen Johnson
Batch # 1179539
09/10/2024 10:27:33 AM
Fees: $13.00 Taxes: $6,521.25

Davidson County
DEEDWARR
2 pgs

20240910-0069640

NICIA TRAVIS
Notary Public - Arkansas
Pulaski County
Commission 12706711
My Commission Expires Feb 7, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,762,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Mahesh Kumar Yarlegadda and Pratyusha Yadavalli	Same As New Owner	
(NAME)	(NAME)	
410 Acklen Park Drive		104-01-0-372.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **APG RENTALS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAHESH KUMAR YARLEGADDA AND PRATYUSHA YADAVALLI, HUSBAND AND WIFE,** 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 Davidson County, Tennessee, being Lot Nos. 10 and 11 on the Plan of West End Park Terrace, as of record in Book 547, Page 36, Register's Office for said County.

Said Lots adjoin and front together 59.8 feet on the Northerly side of 33rd Avenue North, now called Acklen Park Dr. and run back between lines 160 feet to a dead line in the rear on which they measure 40.2.

Being the same property conveyed to APG Rentals, LLC, a Missouri limited liability company by Warranty Deed from Martha Ramsey of record in Instrument No. 20220517-0056482 Register's Office for Davidson County, Tennessee, dated May 16, 2022 and recorded on May 17, 2022.

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 410 Acklen Park Drive, Nashville, TN 37205
(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.

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

JW2024-1151

Witness my hand this 6th day of September, 2024

APG RENTALS, LLC

BY: _____

D. DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared D. Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of APG Rentals, LLC, and that he as such Authorized Agent of APG Rentals, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of APG Rentals, LLC.

Witness my hand and official seal this 6th day of September, 2024.

Commission expires:

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

_____

Notary Public

JW2024-1151