WARRANTY DEED

Karen Johnson Davidson County
Batch# 1192987 DEEDWARR
10/11/2024 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20241011-0079083

BS-SVN-24-2122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-06-24
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY 24TN00775
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Murfreesboro Property, LLC	New Owner	
(NAME) 2214 Shafer Drive	(NAME)	135-00-0-431.00
(ADDRESS) Murfreesboro, TN 37129	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AP DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND RHD CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MURFREESBORO PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, Resubdivision of Lot One, Final Plat, The Shoppes at Nashboro, as shown on plat of record in Instrument No. 20080214-0014652, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to I J Holding Company, LLC, a Wyoming limited liability company by Warranty deed from Nashville Realty Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20191126-0122436 Register's Office for Davidson County, Tennessee, dated November 26, 2019 and recorded on November 26, 2019.

Being the same property conveyed to AP Development, LLC, a Tennessee limited liability company and RHD Construction, LLC, a Tennessee limited liability company by Warranty deed from I J Holding Company, LLC, a Wyoming limited liability company of record in Instrument No. 20220517-0056339 Register's Office for Davidson County, Tennessee, dated May 11, 2022 and recorded on May 17, 2022.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20080214-0014652, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument No. 20050525-0059136, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5526, Pages 687 and 691, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050331-0035165, in the Register's Office for Davidson County, Tennessee.
- Easement to Metro of record in Instrument Number 20051228-0154739, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Number 20080317-0026968, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement of record in Instrument Number 20080618-0062609, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20080618-0062626, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2122 Murfreesboro Pike, Nashville, Tennessee 37217**.

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 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 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/our hand(s) this the 4 DAY OF OCTOBER, 2024.

AP Development, LLC

BY: _____
Paul Simiyu
Authorized Agent

RHD Construction, LLC

BY: _____
Nathan Agnew
Sole and Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SIMIYU, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of AP DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of October, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

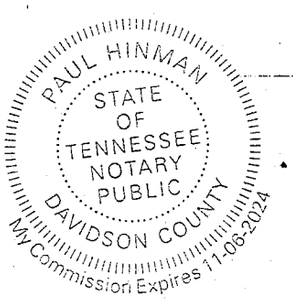


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN AGNEW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE AND MANAGING MEMBER of RHD CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE AND MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of October, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Summer Barton 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 10-4-2024 (date of document).

Summer Barton
Affiant Signature

10-11-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of October, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON