Karen Johnson Davidson County
Batch# 1306102 DEEDWARR
08/05/2025 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20250805-0062062

# WARRANTY DEED

KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Tiffany Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frances M. Fendley | Frances M. Fendley | |
| (NAME) | (NAME) | |
| 105 Leake Ave Apt 44 | Owners Address | 116130C04400CO |
| (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, **AP Capital USA, LLC, an Indiana Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frances McCallum Fendley, Trustee of the Frances McCallum Fendley Trust**, HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 44 together with Parking Space No. 2 on the Plan of Revised Belle Meade Tower Condominium Apartments of record in Instrument No. 20001020-0104050, revising Book 4175, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a horizontal property regime established by Master Deed of record in Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631, Page 407 and 410, Book 4851, Page 950, Book 5046, Page 828 and Instrument No. 20000614-0059221, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20120405-0029426, Instrument No. 20120405-0029434 and Restated in Instrument No. 20130214-0015134, said Register's Office, and By-Laws of record in Book 4469, Page 549, amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902-0126376, Instrument No. 20120405-0029434, Instrument No. 20170808-0081199, Instrument No. 20181019-0106810 and Instrument No. 20191002-0100771, Register's Office of Davidson County, Tennessee.**

**Being the same property conveyed to AP Capital USA, LLC, an Indiana limited liability company, by virtue of that certain Warranty Deed dated February 27, 2025, and being of record at Instrument No. 20250303-0015463, in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 105 Leake Ave Apt 44 Nashville, TN 37205
(unimproved _)
(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 1st day of August, 2025.

AP CAPITAL USA, LLC

Alex Palou, Sole and Managing Member

**By: Alex Palou, Sole and Managing Member**

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared via audio/visual communication, Alex Palou, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole and managing member of AP Capital USA, LLC, the within named bargainor, a Limited Liability Company, and that such sole and managing member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of AP Capital USA, LLC.

WITNESS my hand and official seal at office this 1st day of August, 2025.

Matt Deckard

Notary Public

Notarized online using audio-video communication

My Commission Expires: 05/16/2027




Online Notary Public
My Commission Expires
May 16, 2027

## Certificate of Authenticity

I, Holly A. Mason, 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 August 4 2025.

Affiant Signature

8/4/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of Aug 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY