Name and Address of New Owner:
Jeremy Apikelis
2505 Meharry Boulevard
Nashville, TN 37208

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1310951 DEEDWARR
08/15/2025 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250815-0065162

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 092-02-0-365

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brother2Brother Investments, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeremy J. Apikelis, an unmarried person**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 15, Block 2 on the Plan of Subdivision of the HEFFERNAN PLACE, as of record in Plat Book 161, Page 138, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 15 fronts 50 feet on the Southerly side of Meharry Boulevard and runs back between parallel lines 150 feet to an alley on which it measures 50 feet thereon.

Being the same property conveyed to Brother2Brother Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Lonnie Kevin Fairchild, of record in Instrument No. 20240509-0034214, in the Register's Office of Davidson County, Tennessee, dated May 06, 2024 and recorded on May 09, 2024. TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

2025 0004

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of July, 2025.

Brother2Brother Investments LLC
Andrew Montgomery
By:_____(SEAL)
Andrew Montgomery, its President

STATE OF ~~TENNESSEE~~ MARYLAND
COUNTY OF ~~DAVIDSON~~ PRINCE GEORGE'S

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Andrew Montgomery, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the President of Brother2Brother Investments LLC, the within named bargainor, and as such President and Founder being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Brother2Brother Investments LLC, by themselves as President and Founder.

Witness my hand and seal, this 25th day of July, 2025.

Notary Signature

LAURIELLE CAMPBELL
Notary Public - Maryland
Montgomery County
My Commission Expires Apr 11, 2025

My commission expires:_____

Notarized remotely online using communication technology via Proof.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 23rd day of July, 2025.

Notary Public
My commission expires: 6/22/26
File No. 2025-7708-RS

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/25/25 (date of document).

Affiant Signature

8/15/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/22/26

JILL SWICEGOOD
NOTARY PUBLIC
STATE OF TENNESSEE SEAL
COUNTY OF WILLIAMSON