Karen Johnson
Batch # 1333320
10/13/2025 09 05 10 AM
Fees $13 00 Taxes $888 00

Davidson County
DEEDWARR
2 pgs

20251013-0081412

WARRANTY DEED

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF October, 2025

Notary Public

MY COMMISSION EXPIRES 5-9-26
(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
Jean Stutt	NEW OWNER	
(NAME)	(NAME)	142060A24500CO
810 Bellevue Rd. #245		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 **Jean Stutt,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Building 40, Unit No. 245, and Garage No.(s) 4, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Page 128 through 130, Register's Office for Davidson County, Tennessee ("RODC") together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Page 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80 and Book 5259, Page 5, RODC, and the Charter of Creekside Meadows Association, Inc. of record in Book 4386, Page 61, RODC.

Being the same property conveyed to AP Capital USA, LLC, an Indiana Limited Liability Company, by virtue of that certain Warranty Deed dated April 4, 2025, and being of record at Instrument No. 20250408-0026782, 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.

unimproved
This is improved x property, known as 810 Bellevue Rd #245 Nashville, TN 37221
(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 9th day of October, 2025.

AP CAPITAL USA, LLC

By: Dehler Amoroso, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Dehler Amoroso, 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 authorized agent of AP Capital USA, LLC, the within named bargainor, a Limited Liability Company, and that such authorized agent, 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 9th day of October, 2025.

Notary Public

My Commission Expires. 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD