WARRANTY DEED

Karen Johnson Davidson County
Batch# 1447849 DEEDWARR
07/16/2026 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,357.53
20260716-0064288

File No. BC-26-430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendall Giebelhausen	New Owner	
(NAME)	(NAME)	
2505 Meharry Blvd		092 02 0 365.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, I/WE, **JEREMY J. APIKELIS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENDALL GIEBELHAUSEN, UNMARRIED, SOLE OWNER**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 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 Jeremy J. Apikelis, an unmarried person, by Warranty Deed from Brother2Brother Investments, LLC, a Tennessee Limited Liability Company, dated 07/23/2025 and recorded 08/15/2025 in Instrument 20250815-0065162, in the Register's Office of Davidson County, Tennessee.

Sota Apikelis, spouse of Jeremy J. Apikelis, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and intrests of any kind whatsoever, including and and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Jeremy J. Apikelis.

This is property more commonly known as 2505 Meharry Blvd, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 our hand this 10th day of July, 2026.

Jeremy J. Apikelis

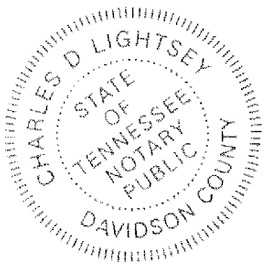
Sota Apikelis

STATE OF TENNESSEE
COUNTY OF DAVIDSON williamson

On this 10th day of July, 2026, before me personally appeared Jeremy J. Apikelis and Sota Apikelis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of July, 2026.

Notary Signature
My commission expires: 1/22/30



Certificate of Authenticity

I, Ryan Lux, 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 **July 10, 2026**.

Date

Affiant Signature

07/10/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **July**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029