Karen Johnson Davidson County
Batch# 210315 DEEDWARR
03/27/2019 08:50:49 AM 2 pgs
Fees: $13.00 Taxes: $1,206.20

20190327-0027422

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $326,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2019.

Notary Public

My commission expires: 7/6/20

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Monique K Ma	new owner	**081-02-0S-001.00**
1736 McKinney Ave		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Skip Four LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Monique Ma, a single woman,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING known and designated as Unit No. 1734A of HOMES AT 1734 MCKINNEY AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1734 MCKINNEY AVENUE, a Horizontal Property Regime, of record in Instrument Number 20160920-0099119, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

BEING a portion of the property conveyed to Skip Four, LLC by Quitclaim Deed from Skip Nashville, LLC of record in Instrument No. 20171103-0113150, in the Register's Office of Davidson County, Tennessee, dated October 26, 2017 and recorded November 3, 2017.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-VRES19-1736

SP 11/2015

This is improved property known as **1736 McKinney Ave, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of March, 2019.

Skip Four LLC

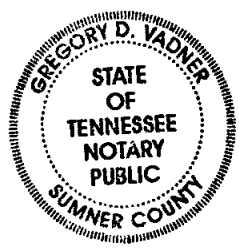
Shawn Ireland, Sole Mamber

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of said County and State, personally appeared Shawn Ireland, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of Skip Four L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this 22nd day of March, 2019.

Notary Public
My Commission Expires: 4.24.19



SolomonParks File No. 19-000026-526