NEW OWNER:
Stephen Ward Smith Jr.
2221a 24th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-299

MAP & PARCEL
081-02-21-001.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 253219 DEEDWARR
07/05/2019 03:12:45 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20190705-0065958

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED FIVE THOUSAND AND 00/100 DOLLARS ($405,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Skip Nashville, LLC, a Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Stephen Ward Smith, Jr., a married man and Kendall Lee Ashby, a married woman** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2221A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2221 24th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171120-0119116 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Skip Nashville, LLC by Warranty deed from Raymond Patton and wife, Gwendolyn Faye Patton of record in Instrument No. 20160927-0101976 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 27, 2016.

Being also known as 2221 A 24th Avenue North Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 28 day of **June, 2019**.

Skip Nashville, LLC

By: _____
Kelly Ireland, Its Sole Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Kelly Ireland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Kelly Ireland is the sole member of Skip Nashville, LLC, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 28 day of **June, 2019**.

_____
NOTARY PUBLIC

My commission expires: 4-17-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **405,000.00**.

Kevin Rogers
AFFIANT

Sworn to and subscribed to before me this 28th day of **June, 2019**.

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 07-11-21