This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-4956

Karen Johnson Davidson County
Batch# 283794 DEEDWARR
09/11/2019 08:06:23 AM 2 pgs
Fees: $13.00 Taxes: $1,017.13
20190911-0091630

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $$274,900.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 6th day of September, 2019

Notary Public
My Commission Expires: 01/06/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Toya N. Martin 612 Childress Crossing Nashville, TN 37218	new owner	058-09-0A-303.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Melissa Hoppel and Edward Skalla, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Toya N. Martin, a single woman,** hereinafter called the Grantee(s), 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 Lot No. 303 on the Plan of Jordan Ridge At Eaton's Creek Phase 11 "A Cluster Lot Planned Unit Development" formerly Creekside of record in Plat at Instrument No. 20100126-0006479, 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 Melissa Hoppel, an unmarried woman by Warranty deed from Justin Hutchison and wife, Chrissa Hutchison of record in Instrument No. 20160302-0019861 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on March 02, 2016.

Edward Skalla joins in to convey any and all martial rights he may have in said property.

This is ☒ improved or ☐ unimproved property located at: **612 Childress Crossing, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

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. Whenever 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, Grantor has executed this instrument on this 6th day of September, 2019.

GRANTOR:

Melissa Hoppel

Edward Skalla

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF Clarke

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melissa Hoppel within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4 day of September, 2019.

WANDA ALLEN NOTARY PUBLIC EXP. Mar. 12, 2021 CLARKE COUNTY, GA

Notary Public
My Commission expires: March 12, 2021

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF Clarke

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward Skalla, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4 day of September, 2019.

WANDA ALLEN NOTARY PUBLIC EXP. Mar. 12, 2021 CLARKE COUNTY, GA

Notary Public
My Commission expires: March 12, 2021