Karen Johnson Davidson County
Batch# 338802 DEEDWARR
01/06/2020 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200106-0001416

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**599 Sam Ridley Parkway W Suite 100**
**Smyrna, TN 37167**

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON
**The actual consideration or value, whichever is greater, for this transfer is $315,000.00.**

Julie Bailey
**Affiant**

**Subscribed and sworn to before me, this** 3rd **day of January, 2020.**

Carmen Coats
**Notary Public**
**My commission expires:**

**04-1912-57484**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Theodore Skolits<br>625 Mercer Drive<br>Hermitage TN 37076 | MOVEMENT MORTGAGE, LLC<br>8024 CALVIN HALL ROAD<br>INDIAN LAND, SC 29707 | 075-11-0-077.00 |

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AC Homes LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Theodore S. Skolits and Nikayla Skolits, Husband and Wife,** hereinafter called the Grantees, their successors 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. 394, on the Plan of Section 3, Highlands of Tulip Grove, of record in Book 4675, Page 140, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harry G. Woods IV by deed from Shawn Diddy, an unmarried woman, dated October 29, 2009, recorded November 3, 2009, of record in Instrument No. 20091103-0101477, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to AC Homes LLC by deed from Harry G. Woods IV, a married man, dated April 26, 2019, recorded April 30, 2019, of record in Instrument No. 20190430-0039515, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 625 Mercer Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of January, 2020.

Karen Calderon, Sole Member

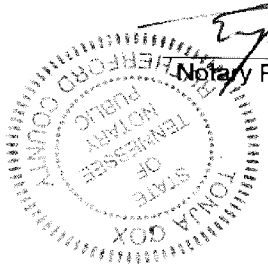
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 3rd day of January, 2020, before me personally appeared **Karen Calderon,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **Sole Member of AC Homes, LLC** and, as such, is authorized by **AC Homes, LLC** to execute this instrument on its behalf as **Sole Member.**

Witness my hand in Smyrna, **TN,** this 3rd day of January, 2020.

Notary Public

My Commission expires: 3/31/20



# True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022