Karen Johnson Davidson County
Batch# 389489 DEEDWARR
04/21/2020 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $973.10
20200421-0042012

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Theresa C. Richardson
Affiant

Subscribed and sworn to before me, this 23RD DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/9/2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Skulstad and Marilyn C. Skulstad, Husband and wife	Send to (NAME)	
4728 Kalamath Drive (ADDRESS)	New (ADDRESS)	064-12-0-051.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	owner (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kathy Dawn Beerman and Stephen J. Beerman, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Skulstad and Marilyn C. Skulstad, Husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 349 on the Plan of Section Four, Sherwood Forest of record in Plat Book 4460, Page (s) 182 and 183, 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 Kathy Startup and husband, Shawn Startup by Warranty deed from Harold P. Conrad and wife, Carolyn S. Conrad of record in Instrument No. 20030804-0110326 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathy Startup by Quitclaim deed from Shawn Michael Startup, pursuant to Final Decree of Divorce in the case of Kathy Dawn Startup vs Shawn Michael Startup, Case No. 2012-DV-69 in the General Sessions Court of Wilson County, Tennessee, of record in Instrument No. 20121206-0112712 Register's Office for Davidson County, Tennessee.

Kathy Startup having since married and is now known as Kathy Dawn Beerman.

Stephen J. Beerman, spouse of Kathy Dawn Beerman joins in this transaction for the purpose of conveying any interest he may have in said property marital or otherwise.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4728 Kalamath Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 23rd day of April, 2020.

WARRANTY DEED
(Continued)

Kathy Dawn Beerman
Kathy Dawn Beerman

Stephen J. Beerman
Stephen J. Beerman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy Dawn Beerman and Stephen J. Beerman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of April, 2020.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

True Copy Certification

I, **Angela Pearson**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Angela Pearson

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Angela Pearson,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

SEAL

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021