Karen Johnson Davidson County
Batch# 517199 DEEDWARRSP
11/16/2020 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20201116-0135172

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ20-0788

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of November, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Skinner Professional Services LLC 113 Kacy Drive Searcy, Arkansas 72143	NEW OWNER	083-01-0-114.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

The Secretary of of the Department of Housing and Urban Development

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Skinner Professional Services, LLC, an ~~Tennessee~~ Alabama limited liability company

HEREINAFTER CALLED THE GRANTEES, 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. 36 on the Plan of Map of Jones & Bradford's Subd of Land of record in Book 161, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36 fronts 50 feet on the North side of Sharpe Avenue and extends back northwardly between parallel lines with the easterly margin of Kline Street 154.5 feet to an alley.

Being the same property conveyed to Carrington Mortgage Services, LLC by Special Warranty Deed from Bank of America, N.A. dated June 02, 2016 recorded June 13, 2016, in Instrument No. 20160613-0059444, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The Secretary of Housing and Urban Development by Special Warranty Deed from Carrington Mortgage Services, LLC of record in Instrument No. 20200515-0050661, Register's Office for Davidson County, Tennessee, dated April 23, 2020 and recorded on May 15, 2020.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 1005A Sharpe Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee and his/her/their successors in such office and his/her/their assigns forever. Grantor hereby binds itself and its successors to warrant and forever defend all and singular the said premises unto the said Grantee and his/her/their successors and assigns, against every person whomsoever lawfully claiming, or to claim the same of or any part thereof.

Dated this the 13th day of November, 2020.

The Secretary of Housing and Urban Development

By: John Fisher
Its: Project Manager

STATE OF SOUTH CAROLINA COUNTY OF Charleston

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **John Fisher,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Project Manager** of **The Secretary of Housing and Urban Development**, the within named bargainor, and that he as such **Project Manager**, as duly authorized, he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of November, 2020.

Notary Public
My Commission Expires: _____



True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021