Karen Johnson Davidson County
Batch# 578614 DEEDWARR
02/25/2021 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20210225-0023688

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $795,000.00

Affiant

Subscribed and sworn to before me this 23rd day of February, 2021.

Notary Public
My commission expires: February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul Gentry Smith, III and Brennen Riddle Smith 6325 Chickering Woods Dr. Nashville, TN 37215	Same	158-09-0A-018.00CO

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($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 **Luke B. Skelley and wife, Gwen C. Skelley,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Paul Gentry Smith, Jr. and Judith Brown Smith, husband and wife (the "First Entirety Interest"), and Paul Gentry Smith, III and Brennen Riddle Smith, husband and wife (the "Second Entirety Interest), as they relate to each other, being held as tenants in common with the right of survivorship (collectively the "Grantees"), their heirs and assigns,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9B on the Plan of Chickering Woods of record in Plat Book 6250 Page 380, Register's Office for Davidson County, Tennessee, and as set forth in Exhibit "B" on the Master Deed of record in Book 6521 Page 647 and 1st amendment to Master Deed in Book 6912 Page 132, said Register's Office.

Being the same property conveyed to Luke B. Skelley and wife, Gwen C. Skelley by deed from Meredith M. Parente, unmarried, of record in Book 10078 age 859, Register's Office for Davidson County, Tennessee, and dated May 7, 1996.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Chickering Woods of record in Plat Book 6250 Page 380, Register's Office for Davidson County, Tennessee

2. Master Deed of record in Book 6521, page 647 and amended in Book 6912, page 132, said Register's Office.

3. By-Laws of record in Book 6521, page 672, amended in Book 11394, page 823, Instrument No. 20150721-0071331, 20190109-0002355 and 20190116-0004729, said Register's Office.

4. Charter for Homeowners Association of record in Book 6860, page 41, said Register's Office.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 6325 Chickering Woods Drive, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 23rd day of February, 2021.

Luke B. Skelley

Gwen C. Skelley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of February, 2021, before me personally appeared Luke B. Skelley and Gwen C. Skelley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of February, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY