Karen Johnson Davidson County
Batch# 618630 DEEDWARR
04/20/2021 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,326.93
20210420-0052641

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-1440

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $628,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of April, 2021

Notary Public
Commission Expires: 5.3.21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kristin K Newsome/Sean Newsome 2118 Riverside Drive Nashville, TN 37216	FIRST BANK 722 COLUMBIA AVE. FRANKLIN, TN 37064	072-11-0-131.00

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,

Skinner Professional Services LLC, an Alabama Limited Liability Company

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

Kristin K Newsome and Sean Newsome, wife and husband

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. 141 on the Plan of Subdivision of The Waters Place on Maxey Lane of record in Plat Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

LESS AND EXCEPT that portion set out for agreement for dedication of public right-of-way in Instrument No. 20200128-0010316, said Register's Office.

Being the same property conveyed to Josh Terry, Trustee of The 2118 Riverside Dr. Trust by Warranty Deed from Malcolm N. Morphis and Garland Wayne Morphis of record in Instrument No. 20191125-0121325 Register's Office for Davidson County, Tennessee, dated November 21, 2019 and recorded on November 25, 2019.

Being part of the same property conveyed to Skinner Professional Services LLC, an Alabama Limited Liability Company by Warranty Deed from Josh Terry, Successor Trustee of The 2118 Riverside Dr. Trust of record in Instrument No. 20200116-0006034 Register's Office for Davidson County, Tennessee, dated January 14, 2020 and recorded on January 16, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is **improved** property known as: 2118 Riverside Drive, Nashville, TN 37216

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 so 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.

Dated this the 9th day of April, 2021.

Skinner Professional Services LLC, an Alabama Limited Liability Company

By: Keith A. Skinner

Keith A. Skinner, Sole member, Owner

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Keith A Skinner,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be the **Sole Member/Owner** of **Skinner Professional Services LLC**, the within named bargainor, a **Alabama limited liability company**, and that as such **Sole Member/Owner**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** as **Sole Member/Owner**.

Witness my hand and official seal at Mt. Juliet, Tennessee this 9th day of April, 2021.

Notary Public
My Commission Expires: 5 23 23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

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

