Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 627095 DEEDWARR
04/30/2021 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20210430-0058501

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $505,000.00

Affiant

Subscribed and Sworn before me this 28th day of April , 2021.

Notary Public
My commission expires: 11-5-2024

LORI PATTERSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Travis Skavlan and Marie Skavlan 1510 Riverside Drive, Unit 2, Nashville, TN 37206	The same	072-15-4I-002-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Elliott Hallum, married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Travis Skavlan and Marie Skavlan, a married couple,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Unit 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1508 Riverside Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No.20171213- 0126963. and being shown on Plat attached thereto as Exhibit "A", 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 a portion of the same property conveyed to Michael Elliott Hallum by Warranty deed from Torque Development Group LLC of record in Instrument No. 20170915-0094677 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 15, 2017. Grantor attests that subject property has never been the marital residence for him or his spouse.

Being also known as 1510 Riverside Drive Unit 2 Nashville, TN 37206.

This is [X] improved [ ] unimproved property known as 1510 Riverside Drive, Unit 2, Nashville, TN 37206

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of April, 2021

Michael Elliott Hallum

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Elliott Hallum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 28 day of April, 2021.

Notary

My commission expires: 03-15-2025

TUCKER MARCUM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON