Karen Johnson Davidson County
Batch# 640672 DEEDWARR
05/20/2021 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20210520-0068680

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2022

File No. TR-21-665

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Eliza Whitfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2021

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Skyview LLC	Skyview LLC	
(NAME)	(NAME)	
542 Skyview Drive	1109 Woodland Street	083-07-0-290.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Unit 60543	
	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Bob D. Walker, Executor for the Estate of Cecil R. Herrell**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Skyview LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, 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. 71 on the Map of Rolling Acres, of record in Book 1130, Page 34, Register's Office for said County described as follows:

Beginning on the westerly margin of Skyview Drive at the corner of Lots Nos. 70 and 71; thence with the line between said two lots westwardly 230 feet to the common corner of Lots Nos. 67, 68, 70 and 71; thence with the southeasterly line of Lot No. 67 southwestwardly 49.6 feet to the northeasterly line of Lot No. 94; thence with said line southeastwardly 65.7 feet to the corner of Lots Nos. 71 and 72; thence with the line between said two lots eastwardly 220 feet to the westerly margin of Skyview Drive; thence with said Drive northwardly 80 feet to the beginning.

Being the same property conveyed to Cecil R. Herrell, a single person by Warranty deed from James R. Crowell, jr., unmarried of record in Book 7539, page 550, Register's Office for Davidson County, Tennessee, dated April 29, 1988 and recorded on May 10, 1988. The said Cecil R. Herrell a/k/a Cecil Richard Herrell died testate on November 24, 2020, and his Last Wil & Testment has been admitted for Probate under Docket No. 21P160, in the Circuit Court of Davidson County, Tennessee. Said Last Will & Testament directs Bob D. Walker, Executor, to liquidate all estate assets and pay proceeds into the Estate.

This is property more commonly known as 542 Skyview Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 17th day of May, 2021.

Estate of Cecil R. Herrell

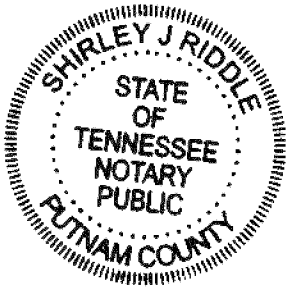
By: Bob D. Walker, Executor
Bob D. Walker, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2021, before me personally appeared Bob D. Walker, Executor of Estate of Cecil R. Herrell, 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 17th day of May, 2021.

Shirley Riddle
Notary Signature
My commission expires: 7/26/2022



TX-21-68 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

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022