# WARRANTY DEED

Karen Johnson Davidson County
Batch# 651271 DEEDWARR
06/08/2021 09:44:08 AM 2 pgs
Fees: $13.00 Taxes: $4,662.00

20210608-0076517

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 4/13/24

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF KAYLA TABOR

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jesse K. Skinner and Diana O. Skinner | New Owners | 131-04-0-200.00 |
| (NAME) | (NAME) | |
| 1121 Glenwood Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (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, **Kristine M. West, Trustee, Kristine M. West Revocable Living Trust Agreement dated July 26, 2012,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jesse K. Skinner and Diana O. Skinner, NEED VESTING,** 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. 51 on the Plan of M. N. Young's Parkview Subdivision, as of record in Book 547, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Kristine Margareth West by Warranty Deed from Amy Jones dated July 3, 2007, of record in Instrument No. 20070710-0081924, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Kristine M. West, Trustee, Kristine M. West Revocable Living Trust Agreement dated July 26, 2012 by Quitclaim Deed from Kristine Margareth West, dated July 26, 2012, of record in Instrument No. 20121127-0108740, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1121 Glenwood Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**This conveyance is subject to taxes for the year 2021, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees and all matters appearing on the Plan of record in Plat Book 547, page 173, of record in the 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 hand this 28th day of May, 2021.

Kristine M. West, Trustee, Kristine M. West Revocable
Living Trust Agreement dated July 26, 2012

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kristine M. West, Trustee, Kristine M. West Revocable Living Trust Agreement dated July 26, 2012, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of May, 2021.

Notary Public
My Commission Expires: _____

File No.: 34288

