Karen Johnson Davidson County
Batch# 662305 DEEDWARR
06/22/2021 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210622-0084378

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
James M. Halloran 416 Sunnyside Dr. Nashville, TN 37205	new owner	116-13-0-035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RUTH ETHEL SKINNER, UNMARRIED** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **JAMES M. HALLORAN, MARRIED,** ("Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42, as shown on the map entitled West Meade Farms, Section 3, of record in Book 1835, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HARRY O. SKINNER, JR. AND WIFE, RUTH S. SKINNER, by deed from NEIL H. BARKER AND WIFE, DOROTHY H. BARKER, of record in Book 1916, page 510, dated January 10, 1951, said Register's Office.

HARRY O. SKINNER, JR. died on or about May 15, 1990, leaving RUTH S. SKINNER as the surviving tenant by the entirety.

RUTH ETHEL SKINNER conveyed said property to THE RUTH ETHEL SKINNER REVOCABLE TRUST, DATED SEPTEMBER 2, 1992, RUTH ETHEL SKINNER, TRUSTEE, by deed of record as Instrument No. 20040130-0012025, dated January 28, 2004, said Register's Office.

THE RUTH ETHEL SKINNER REVOCABLE TRUST DATED 02 SEPTEMBER 1992, AND RESTATED 05 MAY 2006, BY RUTH ETHEL SKINNER, TRUSTEE, further conveyed said property to RUTH ETHEL SKINNER, by deed of record as Instrument No. 20131030-0112841, dated August 26, 2013, said Register's Office.

RUTH S. SKINNER is one and the same person as RUTH ETHEL SKINNER.

This is improved property known as: 116 Allendale Dr., Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hands as of this 15th day of June, 2021.

Ruth E. Skinner
RUTH ETHEL SKINNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUTH ETHEL SKINNER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 15th day of June, 2021.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $450,000.00.

Melissa D. Harris
Affiant

Sworn to and subscribed before me this 15th day of February, 2021.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

True Copy Certification

I, **PAUL F. SOPER**, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

