Name and Address of New Owner:
Corey Toushin
2718 Delaware Ave
Nashville, TN 37209

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 684385 DEEDWARR
07/27/2021 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20210727-0100579

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 092100G00800CO

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, **Nashville Skyline, LLC, a Tennessee limited liability company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Corey Toushin, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 8, HOMES AT 2720 DELAWARE, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20170830-0089367, First Amendment in Instrument No. 20190226-0017401 and 2nd Amendment in Instrument No. 20190304-0019721, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Nashville Skyline, LLC, a Tennessee limited liability company by Warranty Deed from Warranty Deed from Build Nashville, LLC, a Tennessee limited liability company, dated March 5, 2019, of record in Instrument No. 20190308-0021638, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as 2718 Delaware Avenue, Nashville, TN 37209

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 21st day of July, 2021.

Nashville Skyline, LLC, a Tennessee Limited Liability Company

By: _____, MEMBER (SEAL)
John Diliberti, Member

By: _____ (SEAL)
Greg Tidwell, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Greg Fairbetter, Notary Public, of the state and county mentioned, personally appeared John Diliberti and Greg Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Nashville Skyline, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such John Diliberti and Greg Tidwell as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of July, 2021.

_____
Notary Signature: Greg Fairbetter

Printed Name: 11.8.21

My commission expires: _____

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
23 day of July, 2021.

_____
Notary Public
My commission expires: 6/14/25
File No. 21-2128

MARK S WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202107270100579

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 7/22/21.

Affiant Signature

7/22/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 22 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY