Karen Johnson Davidson County
Batch# 691578 DEEDWARR
08/05/2021 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,150.70
20210805-0105721

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $312,000.00

Terrence
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/04/2021.

Elizabeth J Barnes
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4234

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| **Skinner Professional Services** | Skinner Professional Services | 094-01-0-098.00 |
| 618 South 14th Street | 113 Keacy Dr. | |
| Nashville, TN 37206 | Searcy AR 72143 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Dominic DeCesare, an unmarried man**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Skinner Professional Services, LLC an Alabama Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE(S), 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. 122 on the Plan of Payne Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, 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 the same property conveyed to Dominic A. Decesare, unmarried by Warranty deed from Terrie D. Gooch, unmarried of record in Instrument No. 20070329-0037774 Register's Office for Davidson County, Tennessee, dated march 22, 2007 and recorded on March 29, 2007. (Value of consideration shown in aforementioned deed $71,000.00.)

Being a portion of the same property conveyed to Nashville Realty and Development, LLC by Quitclaim deed from Dominic De Cesare, unmarried of record in Instrument No. 20070620-0073488 Register's Office for Davidson County, Tennessee, dated June 04, 2007 and recorded on June 20, 2007. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Dominic De Cesare by Quitclaim deed from Nashville, Reality and Development, LLC, a Tennessee limited liability company of record in Instrument No. 20200526-0054226 Register's Office for Davidson County, Tennessee, dated May 20, 2020 and recorded on May 26, 2020. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 618 South 14th Street Nashville, TN 37206. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

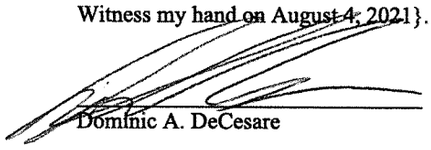
TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 618 South 14th Street Nashville, TN 37206

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on August 4, 2021}.



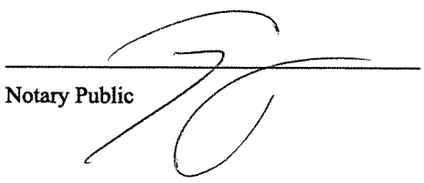
Dominic A. DeCesare

**STATE OF TENNESSEE**

**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Dominic A. DeCesare, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 4, 2021.



Notary Public

My Commission Expires: 10/11/21




**File #: 2021-4234**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**270 Franklin Road, Suite 160**

**Brentwood, TN 37027**

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 true and exact copy of the original document executed and authenticated according to law on August 4, 2021.

J. Carlton Drumwright

August 4, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 4, 2021.

Notary

My Commission Expires: 12/18/22

