WARRANTY DEED

Karen Johnson Davidson County
Batch# 707900 DEEDWARR
08/31/2021 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $536.50
20210831-0117369

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 145,000.00

X _____
Affiant

Subscribed and sworn to me on August 24, 2021

_____
Notary Public

My Commission Expires: _____

THOMAS N JONES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24661.2021

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Skyview Property Group, LLC And Scarlett Investments, LP c/o 81041 Schweitzer Place Arrington, TN 37014	Same	Unit A: 071 14 0 T 001.00 co Unit B: 071 14 0 T 002.00 co

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Skyview Property Group, LLC, a Tennessee limited liability company, (hereinafter called "Grantor"),** has bargained and sold, and by these presents do hereby transfer and convey to **Scarlett Investments, LP, a Tennessee limited partnership,** its successors and assigns, **(hereinafter called the "Grantee"), a one-**

half (1/2) undivided interest in a certain tract or parcel of land lying and located in Davidson County, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee and being known as Unit A and Unit B Fern Avenue on the plan of the Master Deed for 18 Fern Avenue Townhomes of record as Instrument Number 20180321-0026624, Register's Office of Davidson County, Tennessee with the placement of units as shown on Exhibit B therein.

Being the same property conveyed to Skyview Property Group, LLC, a Tennessee limited liability company by Deed dated July 19, 2017 from Karen Harris, unmarried, and being of record in Instrument Number 20170726-0075795, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes are a lien but are not yet due and payable and will be the responsibility of the Owners for payment thereof when the taxes become due.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Any and all notes and matter on the Plan of record in Plat Book 547, Page 64, said Register's Office.
4. The Master Deed, By-Laws, Plat and Charter of record in Instrument Number 20180321-0026624, said Register's Office.

This property is known as improved property located at 18 Fern Avenue, Units A and B, Nashville, Tennessee 37207.

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 successors and assigns, forever, and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their successors 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.

Executed on this 24th day of August, 2021.

Skyview Property Group, LLC

By: _____
Jeremy D. Pewitt
Member

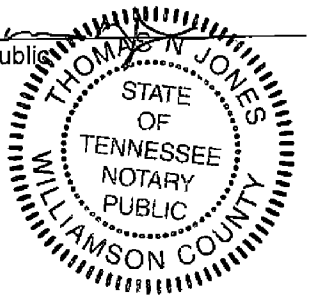
State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Jeremy D. Pewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Skyview Property Group, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand this 24th day of August, 2021.

_____
Notary Public

My Commission Expires: 6-10-23



I, Thomas N. Jones, 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 Aug 24. 2021 (date of document).

Thomas N. Jones
Date: Aug 24. 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me onthis 24th day of August, 2021.

Notary Public

My Commission Expires: 8-7-22

