Karen Johnson Davidson County
Batch# 726897 DEEDWARR
09/29/2021 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20210929-0131053

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$505,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2021.

Notary Public

My commission expires: 9/21/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel Skiver **Cara Skiver**	**New Owner**	**117-04-0-384.00**
2946 Primrose Circle		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robin R. Loeppke, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Skiver and Cara Skiver, husband and wife

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 the northerly portion of Lot No. 3, Block "B" on the Map of Belmont Terrace, Annex No. 4, of record in Plat Book 974, Page 97, Register's Office for Davidson County, Tennessee, and described according to a mortgage loan inspection made by Campbell, McRae and Associates Surveying, Inc., dated September 6, 1995, License No. 1673, whose address is 2424 21st Avenue South, Nashville, TN 37212, as follows:

Said Lot No. 3, Block "B" fronts 65 feet on the southwesterly margin of Primrose Circle and extends back 75.9 feet on the northwesterly line and 77.9 feet on the southeasterly line to the northerly line of the property conveyed to the State of Tennessee by deed from Hal E. Wilson, Jr. and Alfred Hersh D/B/A H & W Properties (H erroneously left off the previous conveyance) of record in Book 4784, page 282, measuring 65 feet thereon (erroneously left off the previous conveyance), said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robin R. Loeppke, married by Deed dated May 10, 2005, from Lauren H. Houston, unmarried, of record in Instrument No. 20050512-0053755, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or her spouse.

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

1) **The Plan of record in Plat Book 974, Page 97, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 1174, Page 492 and in Book 1191, page 223, said Register's Office.**

3) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3983, page 233, said Register's Office.**

4) **A permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers as set out in the Deed to the State of Tennessee, of record in Book 4784, Page 282, said Register's Office.**

5) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 2946 Primrose Circle, Nashville, TN 37212.

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 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/our hand(s) this 23rd day of September, 2021.

Robin R Loeppke

Robin R. Loeppke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robin R. Loeppke,** the within named sellers, 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 official seal at Nashville, Tennessee, this **23rd** day of **September, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/23/21 (date of document).

Jennifer L. Pennell

9/23/21
Date

State of Tennessee
County of Williamson

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

Katherine Warren
Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

