Karen Johnson Davidson County
Batch# 736566 DEEDWARR
10/14/2021 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20211014-0138472

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11.22.2023
(AFFIX SEAL)

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jasmin Bridgeforth and Margaret Hill		Parcel ID: 081 02 2B 002.00
(NAME)	(NAME)	
2208 24th Avenue	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Skip Five, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jasmin Bridgeforth and Margaret Hill, each an unmarried person**, 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:

Being Unit No. 2208A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2208 24th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170814-0083371, and being shown on Plat attached thereto as Exhibit "B", 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 Skip Five, LLC, by Quitclaim Deed from Skip Nashville, LLC, of record in Instrument No. 20200408-0037214, in the Register's Office of Davidson County, Tennessee, dated March 11, 2020 and recorded on April 08, 2020.

Being a portion of the same property conveyed to Skip Nashville, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Southern Property Buyers, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20160920-0099114, in the Register's Office of Davidson County, Tennessee, dated September 16, 2016 and recorded on September 20, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2208 24th Avenue, Nashville, TN 37208

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 heirs and assigns forever; and we do covenant with 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 our hands this 12 day of October, 2021

Skip Five, LLC

BY: _____

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal, this the 12th day of October, 2021.

_____

Notary Public

My Commission Expires: 9-25-24

(SEAL)

TOMMY EDWARD WELLS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2024

TOMMY EDWARD WELLS STATE OF TENNESSEE NOTARY PUBLIC SUMNER MY COMMISSION 9-25-2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/12/2024 (date of document).

Jennifer Russell
Affiant Signature

10-13-2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

