Karen Johnson Davidson County
Batch# 741055 DEEDWARR
10/21/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20211021-0141432

WARRANTY DEED

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

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)
Kenneth McFarland Clark	Same as owner	Parcel ID: 081-11-0-279.00
(NAME)	(NAME)	
1612 17th Avenue		
(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 Four, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kenneth McFarland Clark, single**, 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:

The following described land in Davidson County, State of Tennessee, described as follows:

Being the southerly half of Lot No. 374 on the Plan of McGavock Wetmore and others addiction to Nashville, Tennessee, called The Addition to the Town of McGavock, of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Said Southerly Half of Lot Number 374 fronts 50 feet on the Easterly Side of 17th Avenue North, formerly James Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to HSBC Bank USA, National Association, as Trustee for Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB4, By Special Warranty Deed from Shawn Ireland and wife, Kelly Ireland dated December 12, 2014 recorded December 17, 2014, of recorded as Instrument No. 20141217-0115545 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Skip Nashville LLC, a Tennessee Limited Liability Company By Quitclaim Deed from Shawn Ireland and wife, Kelly Ireland dated May 24, 2016 recorded May 26, 2016, of recorded as Instrument No. 20160526-0053071 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Skip Four LLC, By Quitclaim Deed from Skip Nashville LLC dated October 26, 2017 recorded November 03, 2017, of recorded as Instrument No. 20171103-0113150 Register's Office for Davidson County, Tennessee.

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 1612 17th Ave, 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 18th day of October, 2021.

Skip Four LLC

BY: _____

Kelly Ireland, Sole Member

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kelly Ireland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member, and is authorized to execute the instrument on behalf of Skip Four, LLC, the within named bargainor, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Sole Member.

Witness my hand and official seal, this the 18th day of October, 2021.

_____

Notary Public

My Commission Expires:

(SEAL) 08/21/23

DEVIN PAIGE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 October 18, 2021.

Signature
Date: October 18, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 18th day of October, 2021 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD