WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2021.

Notary Public

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024 DAVIDSON COUNTY

MY COMMISSION EXPIRES:

JM-VRES-21-1005

Karen Johnson Davidson County
Batch# 751305 **DEEDWARR**
11/08/2021 01:58:39 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20211108-0149006

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathryn Hollowell and Kevin Hollowell	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	**083-01-0-114.00**
1005 Sharpe Avenue	**6850 Miller Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Brecksville, OH 44141**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SKINNER PROFESSIONAL SERVICES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHRYN HOLLOWELL AND KEVIN HOLLOWELL, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 36 on the Plan of Jones and Bradford's Subdivision of record in Book 161, Page 142, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 50 feet on the North side of Sharpe Avenue and extends back northwardly between parallel lines with the easterly margin of Kline Street 154.5 feet to an alley.

Being the same property conveyed to Skinner Professional Services, LLC, a Alabama Limited Liability Company by Special Warranty deed from The Secretary of the Department of Housing and Urban Development of record in Instrument No. 20201116-0135172 Register's Office for Davidson County, Tennessee, dated November 13, 2020 and recorded on November 16, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 Sharpe Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF NOVEMBER, 2021.

Skinner Professional Services, LLC

BY: _____

Keith Skinner
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH SKINNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of SKINNER PROFESSIONAL SERVICES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of November, 2021.

_____

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212