Karen Johnson Davidson County
Batch# 793610 DEEDWARR
01/20/2022 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220120-0007800

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF January, 20 22

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Skyline Capital, LLC	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) 1831 12TH Ave. S. Ste 171	(NAME) 1831 12th Ave S. # 171	081-10-0-095.00
(ADDRESS) Nashville TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Theresa Ann Lyons, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Skyline Capital, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Following Described Tract Of Land In Davidson County, Tennessee, To Wit:

Land in Davidson County, Tennessee, Being The West 64 Feet of The East 114 Feet of the South Part of Lot No. 7 on the Map of Cobb's Subdivision of Lot No. 6 of The Harding Bosley Tract as of Record in Book 161, Page 155, Register's Office for said County.

According to an unregistered copy of a Survey made by T.R Sanford, dated November 10, 1961, Said part of said Lot Fronts 64feet on the North Side of Santi Street, formerly Rose Street and runs back between Parallel Lines 147.1 Feet, more or less, to a dead line.

Being the same property conveyed to Theresa Ann Lyons, an unmarried woman by Quit Claim Deed from Teresa Oten N/K/A Theressa Ann Lyons, an unmarried woman, and Irvin Oten, Un Married man of record in Instrument No. 20170313-0024289 Register's Office for Davidson County, Tennessee, dated January 12, 2017 and recorded on March 13, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2406 Santi Ave Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 12th day of January, 2022.

Theresa Ann Lyons

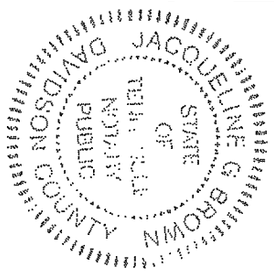
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Theresa Ann Lyons** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of January, 2022.

Notary Public

My Commission Expires: 3-8-22



Certificate of Authenticity

I, Holly A Mason, 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 1/12/22.

Affiant Signature

1/12/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of January, 2022

Notary's Signature (Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22