Karen Johnson Davidson County
Batch# 793771 DEEDWARR
01/21/2022 10:10:15 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63
20220121-0008006

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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)
Ndubuisi Okonkwo and Bosah Agolua		Parcel ID: 081 02 2B 001.00
(NAME) 2208 B 24th Avenue North	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ndubuisi Okonkwo, a single man and Bosah Agolua, a single man, joint tenants with right of survivorship**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 2208B of Homes at 2208 24th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2208 24th Avenue North, a Horizontal Property Regime, of record in Instrument No. 20170814-0083371, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Skip Five, LLC, by Quitclaim Deed from Skip Nashville, LLC, of record in Instrument No. 20200408-0037215, in the Register's Office of Davidson County, Tennessee, dated March 11, 2020 and recorded on April 08, 2020.

Being part 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 B 24th Avenue North, 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 January, 2022.

Skip Five, LLC

BY: _____

Kelly Ireland, Sole Member

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for 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 their oaths acknowledged themselves to be the Sole Member of Skip Five, LLC, the within named bargainor, and that she as such Sole Member being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 18TH day of January, 2022.

_____

Notary Public

My Commission Expires: 8/21/23

(SEAL)

DEVIN PAIGE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY