WARRANTY DEED

Karen Johnson Davidson County
Batch# 796518 DEEDWARR
01/28/2022 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220128-0010253

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF January, 2022

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sky Houses Inc (NAME)	Sky Houses Inc (NAME)	147070148000
2505 Hester Ct (ADDRESS)	2505 Hester Ct (ADDRESS)	
Nolensville, TN 37135 (CITY) (STATE) (ZIP)	Nolensville, TN 37135 (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, **Kathy Holt Register** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Sky Houses Inc**, a Tennessee For-Profit corporation, 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:

Beginning at apoint where the boundary line between the lands of Goins and Holt intersects with the north margin of Goins Street, thence run with the said boundary line North 9 degrees 35 minutes East 222.3 feet to an iron pin thence South 86 degrees East, 104.7 feet to an iron pin thence South 9 degrees 35 minutes East 222.4 feet to an iron pin in the North margin of Goins Street thence with said Northmargin of Goins Street North 86 degrees west 1j04.7f cet to the point of beginning, containing one-half (1/2) acre more or less, and being the west one-half (1/2) of a tract of land beretofore conveyed to John R. Holt, et ux, by deed of recor din Book 1713, Page 493, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kathy Holt Register, by virtue of that certain Quit Claim Deed dated July 27, 2007, and being of record at Instrument No. 20071120-0135775 in the Register's Office of Davidson County, Tennessee.

*Grantor warrants that this property is not her primary residence. *

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, 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 4349 Goins Rd. Nashville, TN 37211
(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 10th day of January, 2022.

Kathy Holt Register

Kathy Holt Register

STATE OF GEORGIA
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kathy Holt Register** , 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 10th day of January, 2022.

E. C. Hubbard

Notary Public

My Commission Expires: 01-07-2026

E C HUBBARD NOTARY PUBLIC Exp. Jan. 7, 2026 DEKALB COUNTY, GA

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 1/18/22.

Affiant Signature

1/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of January, 2022

Notary's Signature (Notary Seal)

My Commission Expires: 11-3-25