Karen Johnson Davidson County
Batch# 831986 DEEDWARR
03/30/2022 02:46:19 PM 3 pgs
Fees: $18.00 Taxes: $1,972.10
20220330-0037077

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anthony Hollingsworth and Thomas Greer	Anthony Hollingsworth and Thomas Greer	Parcel ID: 034-14-0A-030.00-000
(NAME) 736 Maylene Drive	(NAME) 736 Maylene Dr.	
(ADDRESS) Madison ~~Nashville,~~ TN 37115	(ADDRESS) Madison, TN 37115	
(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, **Allison Fuchs n/k/a Allison Skinner and Matthew Skinner, wife and husband,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas Greer and Anthony Hollingsworth, a married couple** , 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 tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 30, Final Cluster Plat of Cumberland Bend, as shown on plat of record in Instrument No. 20091231-0118971, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Connie I. Kolosey, a single person, by Warranty Deed from Advanta IRA Services, LLC FBO Ralph B. Watkins IRA #8003844 as to 40%, Advanta IRA Services, LLC FBO Kristen W. Watkins IRA #8003843 as to 40% dated May 16, 2019 recorded May 17, 2019, of record as Instrument No. 20190517-0046745 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Allison Fuchs and Matthew Skinner, by Warranty Deed from Ralph Watkins and Kristen Watkins, husband and wife and Connie Kolosey, an unmarried woman dated March 01, 2021

G-BMR-22-736

recorded March 10, 2021, of record as Instrument No. 20210310-0031300, and corrected in Instrument No. 20220330-0037076, Register's Office for Davidson County, Tennessee.

Allison Fuchs having since been married to Matthew Skinner and is now known as Allison Skinner.

Allison Fuchs is one and the same as Allison Skinner.

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 736 Maylene Drive, Madison, TN 37115

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 25 day of MARCH, 2022

Allison Skinner

Matthew Skinner

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Allison Skinner and Matthew Skinner, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of March, 2022.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

