Karen Johnson Davidson County
Batch# 832026 DEEDWARR
03/30/2022 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $6,567.50
20220330-0037133

Name and Address of New Owner:
Nathan Harber and Samantha Harber
4011 Nebraska Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 103-04-0-408

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William B. Skudder, Trustee of William B. Skudder Revocable Living Trust dated February 2, 2021 and Ellen Skudder, Trustee of Ellen B. Skudder Revocable Living Trust dated February 2, 2021**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathan Harber and Samantha Harber, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 49 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for said County.

Said Easterly 50 feet of Lot No. 49 fronts 50 feet on the Southerly side of Nebraska Avenue, formerly 8th Street, and runs back between parallel lines, 157.9 feet to an alley.

Being the same property conveyed to William B. Skudder Revocable Living Trust dated February 2, 2021, and Ellen B. Skudder Revocable Living Trust dated February 2, 2021, from BRG, LLC, a Tennessee limited liability company, by Warranty Deed dated 07/22/2021 and recorded 07/27/2021 in Instrument No. 20210727-0100788, Register's Office of said County.

Being the same property conveyed to BRG, LLC, a Tennessee Limited Liability Company from Gloria B. Saulsgiver, unmarried, by Warranty Deed dated 09/25/2020 and recorded 09/28/2020 in Instrument No. 20200928-0111114, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of March, 2022.

William B. Skudder Revocable Living Trust dated February 2, 2021

By: _____ (SEAL)
William B. Skudder, Trustee

Ellen B. Skudder Revocable Living Trust dated February 2, 2021

By: _____ (SEAL)
Ellen Skudder, Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

On this 23rd day of March, 2022, before me personally appeared William B. Skudder, Trustee of William B. Skudder Revocable Living Trust dated February 2, 2021 and Ellen Skudder, Trustee of Ellen B. Skudder Revocable Living Trust dated February 2, 2021, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of March, 2022.

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Signature DENISE DELOZIER
My commission expires: JULY 26, 2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,775,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katherine Warren
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of March, 2022.

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

Notary Signature
My commission expires:

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/23/22 (date of document).

Jennifer L. Pennell

3/23/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of March, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

