Karen Johnson Davidson County
Batch# 846224 DEEDWARR
04/27/2022 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20220427-0048473

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON @ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-18-25 (AFFIX SEAL)

JAMES R. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-SG-22-06105

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Terence Skuse and Beth Erin Bruder	NEW OWNER	
(NAME) **6105 Pennsylvania Avenue**	(NAME)	**091-02-0-603.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACKSON SISK AND SHANNON SISK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM TERENCE SKUSE AND BETH ERIN BRUDER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6, Block "10", Cherokee Park, as shown on plat of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jackson Sisk and Shannon Sisk, husband and wife by Warranty deed from Regal Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171005-0102495 Register's Office for Davidson County, Tennessee, dated October 03, 2017 and recorded on October 05, 2017.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6105 Pennsylvania Avenue, Nashville, Tennessee 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th DAY OF APRIL, 2022.

Jackson Sisk

Shannon Sisk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACKSON SISK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON SISK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Nick Harris, 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 4/19/2022.

Date

Affiant Signature

4/19/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of April, 2022.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY