2

Karen Johnson Davidson County
Batch# 848226 DEEDWARR
04/29/2022 11:46:21 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220429-0050021

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
$375,000.00

AFFIANT

Subscribed and sworn to before me, this 28th day of April, 2022.

NOTARY PUBLIC
My Commission Expires: 5/5/25

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
55 North, LLC 912 Gale Ln Nashville, TN 37204	New Owner	091-02-0-30100

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 28th day of April 2022, the undersigned, **Debra Santoyo, a married person, and Gary Skipper, a married person**, hereinafter called the Grantor(s), has bargained, sold, and by these presents does transfer and warrant to **55 North, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of and more particularly described as follows:

Land in Davidson County, Tennessee being the northernly 37 ½ feet of the southernly 75 feet of the westerly 22 ½ feet of Lot No. 1318 on the plat of Block No. 53, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee and the northernly 37 ½ feet of the southerly 75 feet of Lot Nos 1320, 1322, and 1324 on the plat of Block No. 53, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee. Said part of Lots Nos 1318, 1320, and 1324 fronts 37 ½ feet on the easterly side of 55th Avenue North, formerly 14th Street and runs back between parallel lines 107 ½ feet to a dead line.

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Being the same property conveyed to James W. Skipper, by deed dated 05/10/1983, and recorded 05/11/1983, from Ann Louise Pickney and husband, Frank Pickney, of record in Book 6054, Page 494 and being the same property conveyed to Gary Skipper, by deed dated 01/22/2020, and recorded 05/11/2021, from Vicky Davenport, of record in Instrument Number 20210511-0063273.

Being the same property conveyed to Gary Skipper, by deed dated 12/13/2019, and recorded 05/11/2021, from Donald R. Skipper, of record in Instrument Number 20210511-0063274, Register's Office for Davidson County, Tennessee.

Subject to the restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on the certain Plat recorded in Book 57, at Page(s) 172, Register's Office for Davidson County, Tennessee.

Subject to Construction Easement Agreement recorded in Instrument No. 20190213-0013532, Register's Office for Davidson County, Tennessee.

Subject to those certain Affidavits of Heirship recorded in Instrument No. 202103180036331 and Instrument No. 202103180036332, Register's Office for Davidson County, Tennessee.

This is improved property known as **1506 55th Avenue North, Nashville, TN 37209.**

The aforementioned real property described herein is not the homestead of the Grantor/Mortgagor.

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record.

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 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 whomever.

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.

This the 28th day of April, 2022.

Matthew Hausman, Attorney-in-Fact for Debra Santoyo

Gary Skipper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Matthew Hausman, Attorney-in-Fact, for Debra Santoyo,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of April, 2022

Notary Public

My Commission Expires: 5/5/25

SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Gary Skipper,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of April, 2022

Notary Public

My Commission Expires: 5/5/25

SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025