Karen Johnson Davidson County
Batch# 852799 DEEDWARR
05/10/2022 08:47:55 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50
20220510-0053175

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
ABK Travel Properties LLC 310 11th Ave N Franklin TN 37064	ABK Travel Properties LLC Same	072 09 0 173.00

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, **Skyline Homes Solutions, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ABK Travel Properties LLC, Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1002 Spain Avenue Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1002 Spain Avenue Homes, a Horizontal Property Regime, of record in Instrument No. 20220314-0029655 , in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Skyline Home Solutions, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Bryant K. Meltzer and Robert C. Gale, a married couple, of record in Instrument No. 20210916-0124729, as corrected in Instrument No. 20220209-0015113, in the Register's Office of Davidson County, Tennessee, dated September 08, 2021 and recorded on September 16, 2021.

Being the same property conveyed to Bryant K. Meltzer, unmarried and Robert C. Gale, by Warranty Deed from William Barnett and Joy T. Barnett, of record in Instrument No. 20050303-0023615, and as Re-Recorded in Instrument No. 20050408-0038957, in the Register's Office of Davidson County, Tennessee, dated February 25, 2005 and recorded on March 03, 2005, Also see Affidavit of record in Instrument No. 20050303-0023617, Register's Office of Davidson County, Tennessee.

For Information Property known as 1002A Spain Avenue, Nashville TN

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 28th day of April, 2022.

Skyline Homes Solutions, LLC, a Limited Liability Company

By: _____(SEAL)
Allan Smith, Sole Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary of the state and county mentioned, personally appeared Allan Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be The Sole and Managing Member of Skyline Homes Solutions, LLC, the within named bargainor, a Limited Liability Company, and that such Allan Smith as such Sole and managing member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole and Managing Member.

Witness my hand and seal, at office in Nashville, this 28th day of April, 2022.

M.R. Schodroski
Notary Signature

Printed Name: M.R. Schodroski

My commission expires:_____

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $455,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of April, 2022.

Notary Public
My commission expires: 2-8-24
File No. 2022-1009

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE