Karen Johnson Davidson County
Batch# 857340 DEEDWARR
05/17/2022 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220517-0057029

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

G-VRES-22-1413

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)
Samuel Merrick	**Colten Mortgage, LLC**	
(NAME) **1413 Saunders Avenue**	(NAME) **6021 S. Syracuse Way, Suite 104**	**051-11-0-042.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Greenwood Village, CO 80111**	
(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, **LIBBY SKOLNIK AND JOSEPH CASTLEMAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL MERRICK, AN UNMARRIED MAN,** 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:

Property located in the County of Davidson, Tennessee.

Beginning at a point in the Easterly Margin of Roberta Avenue (now Saunders Avenue) at its intersection with the Northerly boundary line (Erroneously shown as Southerly in deed) of the tract of land conveyed to Ray E. Garrett and wife, by deed from Annie O. Orr, et al, of record in Book 1554, Page 81, Register's Office for said county; thence along said Northerly Boundary line, South 88 degrees 09 minutes East, 175 feet to a point; thence North 2 degrees 00 minutes East, 60 feet to a point; thence North 88 degrees 09 minutes West, 175 feet to the Easterly Margin of Roberta Avenue; thence with same, Southerly 60 feet to the point of beginning.

Being the same property conveyed to Libby Skolnik, unmarried woman by Warranty deed from Public Homes LLC, a Tennessee limited liability company of record in Instrument No. 20180702-0063960 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 02, 2018.

Libby Skolnik having since married. Joseph Castleman joins the the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 37, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1584, Page 23, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1877, Page 403, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1554, Page 81, in the 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: **1413 Saunders Avenue, Madison, Tennessee 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 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 6th DAY OF MAY, 2022.

Libby Skolnik

Joseph Castleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LIBBY SKOLNIK, 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 6th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH CASTLEMAN, 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 6th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Jennifer Russell, 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 5/6/2022.
Date

Jennifer Russell
Affiant Signature

5/9/2022
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 9th day of May, 2022.

Notary's Signature
My Commission Expires: 10/21/2024

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary's Seal (if on paper)