Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 859058 DEEDWARR
05/19/2022 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220519-0058069

39-B
File #22-1166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Skinner Professional Services, LLC, an Alabama limited liability company,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J&C Real Estate, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Payne Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Skinner Professional Services, LLC an Alabama Limited Liability Company, by deed dated 08/04/2021, and recorded 08/05/2021, from Dominic DeCesare, an unmarried man, of record in Instrument Number 20210805-0105721, in the Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is unimproved property, known as: 618 South 14th Street, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
J&C Real Estate, LLC 618 South 14th Street Nashville, TN 37206	J & C Real Estate, LLC 110 Maison Rue Vicksburg, MS 39180	094-01-0-098.00

WITNESS THE EXECUTION HEREOF this 26th day of April, 2022.

Skinner Professional Services, LLC, an Alabama limited liability company

Keith A. Skinner, Sole Member

Keith A. Skinner, Sole Member

State of Tennessee)
County of Davidson)

On this 26th day of April, 2022, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Keith A. Skinner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, Skinner Professional Services, LLC that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Skinner Professional Services, LLC, LLC, as Sole Member.

ANGELIA Y. ROSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 400,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of April, 2022.

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

Notary Public

My Commission Expires: _____

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **April 26, 2022**.

Affiant Signature

April 26, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON