Karen Johnson Davidson County
Batch# 862926 DEEDWARR
05/26/2022 09:28:20 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20220526-0061110

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

File No. AT-22-2489

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ariana McCallum and Flint P McCallum II	Same	
(NAME)	(NAME)	
3404 Luna Ct		148-02-0-050.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Alexander Skae, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ariana McCallum and Flint P. McCallum II, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 90 on the Plan of Luna Heights, Section Three of record in Plat Book 2900, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 90 fronts 89.9 feet on the Easterly side of Luna Court and runs back 181 feet on the Northerly line and 266 feet on the Southerly line to a dead line, which is a broken line, on which it measures 185 feet.

Being the same property conveyed to James J. Reese Jr. by Warranty deed from Hampton and Phelps LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200115-0005359 Register's Office for Davidson County, Tennessee, dated January 08, 2020 and recorded on January 15, 2020.

Being the same property conveyed to Alexander Skae, an unmarried and Stephanie Fulton, an unmarried as tenants in common with rights of survivorship by Warranty deed from James J. Reese Jr., married of record in Instrument No. 20200727-0082093 Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on July 27, 2020.

Being the same property conveyed to Alexander Skae, an unmarried man by Quitclaim deed from Stephanie Fulton, an unmarried woman of record in Instrument No. 20210113-0005987 Register's Office for Davidson County, Tennessee, dated January 06, 2021 and recorded on January 13, 2021.

This is property more commonly known as 3404 Luna Ct, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 24th day of May, 2022.

Alexander Skae

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 2022, before me personally appeared Alexander Skae, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024