This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 31st day of May, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bennett Skaggs and Marley McDermott 222 Berry St Nashville, TN 37207	Canopy Mortgage LLC 360 Technology Ct #200 Lindon, UT 84042	082-07-0 255.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHANNON LAPSLEY, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENNETT SKAGGS AND MARLEY MCDERMOTT, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2-A, Zone Lot Division Lots Nos. 1 and 2, Bryan's Addition to Edgefield, of record in Plat Book 6050, Page 207, amended in Book 6200, Page 503, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shannon Lapsley, an unmarried woman, by Warranty Deed dated 04/25/2019, from Karah A. Manwaring, an unmarried woman, of record in Instrument No. 20190429-0039389, as corrected by Scrivener's Affidavit of record in Instrument No. 20190809-0079303, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 222 Berry St, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 865562 DEEDWARR
06/01/2022 10:47:57 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20220601-0063127

SL by JW A-F

Witness my hand this the 31 day of May, 2022.

Shannon Lapsley by Jenny West Attorney in fact
Shannon Lapsley
By: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31 day of May, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shannon Lapsley by Specific POWER OF ATTORNEY dated 05/17/2022, and who acknowledged that he executed the same as the free act and deed of Shannon Lapsley.

Witness my hand and official seal this 31 day of May, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022