Karen Johnson Davidson County
Batch# 904551 DEEDWARR
08/17/2022 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20220817-0093399

Prepared By and Return to:
Authority Title and Escrow
319 Hickerson Dr Ste F
Murfreesboro, TN 37139

File Number: TN-22-1070

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $379,900.00.

Affiant

Subscribed and sworn to before me, this 17th day of August, 2022.

Notary Public
My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Savannah Fulmer	Rocket Mortgage	172 16 0A 023.00
3719 Shane Point Place	1050 Woodward Ave	
Nashville, TN 37211	Detroit IL 48226	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kelly R. Newman, n/k/a Kelly R. Skelton, a married woman, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Savannah Fulmer, a single woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot 23, as shown on the map entitled Revision to Shane Point, of record in Instrument No. 20101021-0084160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KELLY R. NEWMAN, by deed from TAMMY M. THOMPSON, of record in Instrument No. 20181019-0103859, dated October 17, 2018, said Register's Office.

Richard Chace Skelton, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3719 Shane Point Place, Nashville, TN 37211.

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 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 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 hand this 14 day of August, 2022.

Kelly R. Skelton

Kelly R. Skelton

Richard Chace Skelton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kelly R. Skelton and Richard Chace Skelton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, this 16 day of August, 2022.

Notary Public at Large
My Commission Expires: ~~2/22/25~~ 06/22/26

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Jennifer Bennett, 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 this 17th day of August, 2022

Jennifer Bennett

Dated 8-17-22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Jennifer Bennett who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 17th day of August, 2022

My commission expires: 2/12/23

Notary Public

