Pda-2442
Sellers

Karen Johnson Davidson County
Batch# 905000 DEEDWARR
08/18/2022 10:47:33 AM 2 pgs
Fees: $13.00 Taxes: $3,940.50
20220818-0093631

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-07-302
Parcel ID: 083 11 0 004.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
David Garvey and Karen Garvey 627 Skyview Dr. Nashville, TN 37206	NEW OWNER	Map/Parcel 083 11 0 004.00

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Fig Tree Holdings LLC, a Tennessee Limited Liability Company, f/k/a Skyview, LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **David Garvey and Karen Garvey, husband and wife,** ("Grantee") all of right, title and interest in and to that certain real property known as 627 Skyview Dr, Nashville, TN 37206 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Rolling Acres, McNabb's Subdivision of Tillman Property of record in Plat Book 1130, Page 34, 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 Joseph Sherer and Lindy Sherer, husband and wife, by Warranty Deed from John Wayne Jones and wife, Deandra Gerome, of record in Instrument No. 20210421-0053550, Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 21, 2021.

Being the same property conveyed to Fig Tree Holdings LLC, a Tennessee Limited Liability Company f/k/a Skyview LLC, a Tennessee limited liability company, by Quitclaim Deed from Jospeh Sherer and Lindy Sherer, husband and wife, of record in Instrument No. 20210825-0114496, Register's Office for Davidson County, Tennessee, dated August 4, 2021 and recorded on August 25, 2021.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor,** hereunto set by hands and seals this 17th day of August, 2022.

Fig Tree Holdings LLC, a Tennessee Limited Liability Company,
formerly known as Skyview LLC, a Tennessee Limited Liability Company

By: _____
Lindy Sherer, Member

By: _____
Joseph Sherer, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2022, before me personally appeared Lindy Sherer and Joseph Sherer, Members of Fig Tree Holdings, LLC, a Tennessee Limited Liability Company f/k/a Skyview, LLC, a Tennessee Limited Liability Company, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such Members being authorized to do so, executed the within instrument for the purposes therein contained.

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

_____
Notary Signature

Printed Name: Ashley S. Rudy

My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 1,065,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nancy Enoch
AFFIANT

Sworn to and subscribed before me this 17 day of August, 2022.

M. Catherine Clearwaters
Notary Public
My commission expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY