Karen Johnson Davidson County
Batch# 931841 DEEDWARR
10/20/2022 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,438.30
20221020-0114356

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $659,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~12th~~ 19th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/21/2024 (AFFIX SEAL)

KRISTEN M. TRANI Notary Public At Large SUMNER COUNTY, TENN.

W-BB-22-1617B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Skelly	New Owner	
(NAME)	(NAME)	**081-08-0Q-002.00-CO**
1617 B 6th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARRETT R. DAVIS AND LAUREN E. DAVIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN SKELLY, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2, on the plan of Maya Hannah Sue Homes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restruction for Maya Hannah Sue Homes, a Horizontal Property Regime with private Elements, of record in Instruments No. 20080404-0034216, and First Supplement of record in Instruments No. 20120503-0037926, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declararion of Covenants, Reference is hereb made to the plan of Maya Hannah Sue Homes, of placements of Units, as shown on Exhibit "B" to the Declararion of Covenants of record in Instruments No. 20080404-0034216, for a more complete identification and description of said unit.

Being the same property conveyed to Garrett R. Davis and Lauren E. Davis, husband and wife by Warranty Deed from Kenneth D. West, a married man of record in Instrument No. 20120510-0040677 Register's Office for Davidson County, Tennessee, dated May 04, 2012 and recorded on May 10, 2012.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 9, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20080404-0034216 and Supplemented in Instrument No. 20120503-0037926, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1617 B 6th Ave N, Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 12th DAY OF OCTOBER, 2022.

Garrett R. Davis by John Gleaves Attorney in Fact
Garrett R. Davis by John Gleaves
Attorney in Fact

Lauren E. Davis by John Gleaves Attorney in Fact
Lauren E. Davis by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GARRETT R. DAVIS AND LAUREN E. DAVIS, and who acknowledged he/she/they executed the same as the free act and deed of the said GARRETT R. DAVIS AND LAUREN E. DAVIS.

Witness my hand and official seal, this the 12th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Katie Smith, 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

10/12/22.

Date

Affiant Signature

10/12/22

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 12 day of October, 2022.

Notary's Signature

My Commission Expires: 11-17-24

Date

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY