Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 944343 DEEDWARR
11/23/2022 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20221123-0124020

39-B
File #22-1403

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 9-19562-KS

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cara Skinner and Jay Skinner, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mandy K. Shucher, a married woman, as her sole and separate property**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 44, of Block "C" on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, 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. 44 fronts 50 feet on the South side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Cara Skinner and Jay Skinner, wife and husband by Warranty Deed from Property Help, LLC, a Tennessee limited liability company, dated 08/27/2018, and recorded on 09/04/2018, by Instrument Number 20180904-0087004, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 216 Cumberland Avenue, Madison, TN 37115.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Mandy K. Shucher **216 Cumberland Avenue** **Madison, TN 37115**	New Owner	**043-09-0-150.00**

WITNESS THE EXECUTION HEREOF this 21st day of November, 2022.

Cara Skinner

Jay Skinner

State of Tennessee
County of Davidson

On this 21st day of November, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Cara Skinner and Jay Skinner, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee
County of Sumner

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 340,000.00.**

Affiant

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sworn and subscribed before me on this the 21st day of November, 2022.

Notary Public

My Commission Expires: My Commission Expires January 28, 2026

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 11-21-22.

Kathy Smith
Affiant Signature

11-21-22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Nov 21, 2022.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY