# WARRANTY DEED

Karen Johnson Davidson County
Batch# 946942 DEEDWARR
12/02/2022 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,718.28
20221202-0126107

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dowd Properties, LLC - Shelbourne (NAME) | New Owner (NAME) | |
| 112 Boeykens Place Ste 2 (ADDRESS) | (ADDRESS) | 147070V00200CO |
| Normal, IL 61761 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Sky Houses Inc** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Dowd Properties, LLC - Shelbourne, an Illinois Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Unit B on the Plan of 4349 Old Goins Road, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210720-0096978, 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 Sky Houses, Inc., by virtue of that certain Warranty Deed dated March 31, 2020, and being of record at Instrument No. 20200402-0035665 in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x unimproved property, known as 4351 Old Goins Rd. Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 28th day of November, 2022.

**Sky Houses, Inc**

**By: Memorie White, Authorized Agent**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Memorie White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent of Sky Houses, Inc the within named bargainer, and that she as such Authorized Agent , executed the foregoing instrument for the purposes therein contained, by signing the name of Sky Houses, Inc by herself as Authorized Agent.

WITNESS my hand and official seal at office this 28th day of November, 2022.

Notary Public

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 11-28-2022 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 11-28-2022

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 29th **day of** November **, 2** 022 **.**

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.10.2024

**Notary's Seal (if on paper)**

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM