Karen Johnson Davidson County
Batch# 956929 DEEDWARR
12/30/2022 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20221230-0134104

WARRANTY DEED

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-21-26
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Matthew S Forsythe and Angela Carr Forsythe	SEND TAX BILLS TO: Loandepot.com	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
4343 Old Goins Rd.	6561 Irvine Center Dr.	147070T00200CO
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Irvine CA 92618	
(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, a Tennessee For Profit Corporation** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Matthew S. Forsythe and Angela Carr Forsythe, Husband and Wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 4341-B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4341 Old Goins Rd, A Horizontal Property Regime with Private Elements of record as Instrument No. 20210720-0096976, and being shown on Plat attached thereto as Exhibit "B", 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 Warranty Deed from Hensley Group, LLC, a Tennessee limited liability company of record as Instrument No. 20200402-0035665 in the Register's Office for Davidson County, Tennessee, dated March 31, 2020 and recorded on April 2, 2020.

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 unimproved _ improved x property, known as 4343 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 30th day of December, 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 30th day of December, 2022.

Notary Public

My Commission Expires: 1-6-25

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

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

  I, Emma Howard **, 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 12/30/2022 **(date of document).**

  Emma Howard

  Affiant Signature

  Date: 12/30/2022

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 30 **day of** December **,** 2022 **.**

  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