Karen Johnson Davidson County
Batch# 963482 DEEDWARR
01/23/2023 03:47:30 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20230123-0005223

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED FIFTY THOUSAND AND 00/100 (750,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-13-2025

(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Toby L. Arceneaux (NAME)	**NEW OWNER** (NAME)	**092 04 0M 001.00**
1206 Ireland Street, Unit A Nashville, TN 37208 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 13th day of January, 2023, the undersigned, **SKI HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TOBY L. ARCENEAUX,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1206 IRELAND STREET, A, NASHVILLE, TN 37208** and more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit A, 1206 Ireland Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1206 Ireland Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190708-0066350, as amended in Instrument No. 20200116-0005907, 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 Ski Holdings, LLC, by Quitclaim Deed from 1206 Ireland St A, LLC, of record in Instrument No. 20220930-0108045, in the Register's Office for Davidson County, Tennessee, dated September 13, 2022, and recorded on September 30, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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.

IN WITNESS WHEREOF, this instrument has been executed this 13th day of January, 2023.

GRANTOR: SKI HOLDINGS, LLC
By: RISE Development, LLC, its Authorized Agent by Consent Action
By: Rick Wells, its Manager

STATE OF ~~TENNESSEE~~ AZ)
COUNTY OF ~~DAVIDSON~~ MARICOPA)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Rick Wells** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Agent by Consent Action for **Ski Holdings LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **Ski Holdings LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Delaware, and that they in such capacity as Authorized Agent by Consent Action executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Authorized Agent by Consent Action.

WITNESS my hand, at office, on this 13th day of January, 2023.

Notary Public

2/20/2024
My Commission Expires

OFFICIAL SEAL
JEAN SALAZAR AGREDA
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
Comm. #577348 Exp. February 20, 2024

True Copy Certification

I, Yvette Meldrum, 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 January 18, 2023.

Signature
January 18, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this January 18, 2023

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025