Karen Johnson Davidson County
Batch# 976655 DEEDWARR
03/03/2023 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20230303-0015364

WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED FORTY FIVE THOUSAND AND 00/100 (745,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF FEBRUARY, 2023

Notary Public

MY COMMISSION EXPIRES 11/2/26

(AFFIX SEAL)

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)
Harrison Yonts and Stephanie Myers (NAME)	**NEW OWNER** (NAME)	**092 04 0M 002.00**
1206 Ireland Street Nashville, TN 37208 (ADDRESS)	1206 Ireland St. Nashville, TN 37208 (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 8th day of February, 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 **HARRISON YONTS, AND STEPHANIE MYERS,** 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, B, NASHVILLE, TN 37208** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1206 Ireland Street Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1206 Ireland Street Townhomes, a Horizontal Property Regime, of record in Instrument Number 20190708-0066350, as amended in Instrument No. 20200116-0005907, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ski Holdings LLC, by Quitclaim Deed from 1206 Ireland St B LLC, of record in Instrument No. 20220930-0108046, in the Register's Office of 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 8th day of February, 2023.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 8th day of February, 2023.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 2/08/2023 (date of document).

Affiant Signature

2/08/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

