Karen Johnson Davidson County
Batch# 984590 DEEDWARR
03/24/2023 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20230324-0021724

# WARRANTY DEED

JOSEPHINA SANCHEZ
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 $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: Sept. 7, 2026

(AFFIX SEAL)

**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 |
|---|---|---|
| Sky Houses Inc | New Owner | |
| (NAME) 2505 Hester Ct | (NAME) 2505 Hester Ct. | 147-08-0E-002.00-CO |
| (ADDRESS) Nolensville TN 37135 | (ADDRESS) Nolensville, TN 37135 | |
| (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, **Suburban Cowboys LLC, a Tennessee Limited Liability Company,** CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sky Houses, Inc., a Tennessee for Profit Corporation,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Nos. A and B on the Plan of Thirtynine- Eightytwo Taylor Road, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Thirtynine- Eightytwo Taylor Road, a Horizontal Property Regime with Private Elements, at Instrument No. 20230223-0012740, 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 a portion of the same property conveyed to Suburban Cowboys, LLC, a Tennessee limited liability company by Warranty Deed from Steven Robinson, Trustee under the Revocable Trust Agreement of Edith Robertson dated February 13, 2012 of record in Instrument No. 20210518-0067409 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 18, 2021.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in 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 3982 Taylor 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 24 day of March, 2023.

**SUBURBAN COWBOYS LLC**

Member

**By: Sean Kelly, Member**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Sean Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Suburban Cowboys LLC, the within named bargainor, a Limited Liability Company, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Suburban Cowboys LLC.

WITNESS my hand and official seal at office this 24 day of March, 2023.

Notary Public

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

My Commission Expires: 1-6-25

## Certificate of Authenticity

I, Holly A. Mason, 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 March 24, 2023.

Affiant Signature

3/23/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of March, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026