Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,266,000.00

Kathryn Gray Skinner
Affiant

Subscribed and sworn to before me this 2nd day of May, 2023.

Notary Public
My commission expires: 2/1/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 998830 DEEDWARR
05/02/2023 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $4,684.20
20230502-0032505

Address of New Owner:	Send Tax Bills to:	Tax Information
Gray Skinner and Leah Skinner 2713 Wortham Ave Nashville, TN 37215	~~Pinnacle Bank~~ Same	117-02-0-112

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Floyd D. Dunnavant and Linda K. Dunnavant, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Gray Skinner and Leah Skinner, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 10 of Block No. 4 on the Map of Stokes Tract, as of record in Book 974 Page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Floyd D. Dunnavant and Linda K. Dunnavant, husband and wife, by deed from Anna W. White and Jason A. White, wife and husband of record in Instrument No. 20150514-0044226, Register's Office for Davidson County, Tennessee, and dated May 13, 2015.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Stokes Tract of record in Book 974 Page 24 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2713 Wortham Avenue, Nashville, TN 37215

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 2nd day of May, 2023.

Floyd D. Dunnavant

Linda K. Dunnavant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of May, 2023, before me personally appeared Floyd D Dunnavant and Linda K Dunnavant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of May, 2023.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202305020032505

I, Sheri Engel, 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 this 2nd day of May, 2023

Sheri Engel

Dated 5/2/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 2nd day of May, 2023

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY