Karen Johnson Davidson County
Batch# 1010358 DEEDWARR
06/02/2023 08 30 22 AM 2 pgs
Fees $13 00 Taxes $2,295 85
20230602-0041599

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $620,500 00 Affiant Subscribed and sworn to before me, this the 30th day of May, 2023 Notary Public My commission expires.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows·	Send Tax Bills To.	Map/Parcel Numbers
Matthew Jonathan Lee McCartney	New Owner(s)	081-03-3Z-002.00-CO
1203 Walsh Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SKIP NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW JONATHAN LEE MCCARTNEY**, HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 1201 B as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1201 Walsh Street of record in Inst. No. 20211216-0166703, corrected by Scrivener's and/or Closer's Affidavit, of record in Inst. No. 20220118-0006759, said Register's Office, to which Plan reference is made for a more complete description.

Being a portion of the same property conveyed to Skip Nashville, a Tennessee Limited Liability Company by Warranty Deed from Samuel E. Smith, a married man of record in Instrument No. 20161130-0125740, Register's Office for Davidson County, Tennessee, dated November 17, 2016 and recorded on November 30, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1203 Walsh Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of May, 2023.

Skip Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Kelly Ireland, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelly Ireland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Skip Nashville, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2023.

_____
Notary Public

JATIN A. SHAH
MY COMM EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
07/13/2024
COUNTY OF WILLIAMSON