Karen Johnson Davidson County
Batch# 1013026 DEEDWARR
06/08/2023 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20230608-0043795

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $640,000.00. Affiant Subscribed and sworn to before me, this the 5th day of June, 2023. Notary Public My commission expires: 3/3/2024

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:
Cassandra Cahill Camron Anderman	LEGACY HOME LOANS DBA STEADFAST MORTGAGE	081-03-3Z-001.00CO
1201 Walsh Street	1036 STEARMANS DR STE 6	
Nashville, TN 37208	WHITEHOUSE, TN 37188	

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 **CASSANDRA CAHILL, A SINGLE WOMAN, AND CAMRON ANDERMAN, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 Unit 1201A as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Homes at 1201 Walsh Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20211216-0166703, 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 the same property conveyed to Debbie C. Smith, single by Warranty Deed from Mary L. Hardison Harris, single of record in Book 7487, Page 751, Register's Office for Davidson County, Tennessee, dated February 29, 1988 and recorded on March 09, 1988. Affidavit of Inheritance of Real Estate, recorded in Instrument No. 20050502-0048290, Register's Office for Davidson County, Tennessee.

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 1201 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 5th day of June, 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 5th day of June, 2023.

_____
Notary Public

My Commission Expires: 1.3.26

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 8, 2023 (date of document).

Affiant Signature

June 8, 2023

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023