WARRANTY DEED

Karen Johnson Davidson County
Batch# 1016555 DEEDWARR
06/20/2023 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20230620-0046516

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CHRISTINE HUTCHINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 4-23-2025

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Skyles and Emily Marie Skyles	Rocket Mortgage	072 03 0 066.00
(NAME) 1209 McChesney Ave.	(NAME) 1050 Woodard Ave	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Andrew Lastrapes, an unmarried man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **James Skyles and Emily Marie Skyles, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being the Westerly half of Lot No. 217 on the Plan of Inglewood Place, as of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Part of Lot No. 217 fronts 50 feet on the Northerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to William Andrew Lastrapes, an unmarried man, by Warranty Deed from Donald Baydoun, an unmarried man, of record in Instrument No. 20210303-0027102, in the Register's Office of Davidson County, Tennessee, dated February 19, 2021 and recorded on March 03, 2021.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1209 McChesney Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 13 day of June, 2023.

GRANTOR:

William Andrew Lastrapes

STATE OF GEORGIA)

COUNTY OF Fulton)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared William Andrew Lastrapes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 13th day of June, 2023.

QUITEN JAMEL ROBINSON
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Nov. 30, 2026

Notary Public

My Commission Expires: Nov. 30, 2026

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 06/13/23 (date of document).

Affiant Signature

06/19/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 19th day of June, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL