Karen Johnson Davidson County
Batch# 1032865 DEEDWARR
08/01/2023 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230801-0059142

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/19/25
(AFFIX SEAL)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 361 Mallory Station Road, Suite 108, Franklin, TN 37067

File No.: TN-23-07079

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alex Evans and Natalie Grace Victoria Evans, husband and wife	Alex Evans and Natalie Grace Victoria Evans, husband and wife	
(NAME) 4733 Greystone Street	(NAME) 4733 Greystone Street	165-14-0-064.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ten Thousand And No/100 Dollars ($310,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEFFREY S. SKINNER, AN UNMARRIED PERSON and TUCKER RAY THOMAS, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEX EVANS AND NATALIE GRACE VICTORIA EVANS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, 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. 37 on the Plan of (Revised) Section One, Peppertree Forest of record in Plat Book 6900, Page (s) 973-975, 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 Jeffrey S. Skinner, a single person and Tucker Ray Thomas, a single person, as tenants in common with rights of survivorship, by Quit-Claim deed from Jeffrey S. Skinner, a single person and Jack E. Skinner, Sr., a single man of record in Instrument No. 20221128-0124760 Register's Office for Davidson County, Tennessee, dated July 15, 2022 and recorded on November 28, 2022.

Being the same property conveyed to Jack E. Skinner, Sr., unmarried, and Jeffery S. Skinner, a single person, as tenants in common with rights of survivorship by Warranty deed from Holly Weisman, married of record in Instrument No. 20170905-0090986 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on September 05, 2017.

This is unimproved ☒ property, known as 4733 Greystone Street, Antioch, TN 37013
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Jeffrey S. Skinner, an unmarried person Tucker Ray Thomas, an unmarried person this 27 day of July, 2023.

Jeffrey S. Skinner

Tucker Ray Thomas

STATE OF TENNESSEE

COUNTY OF Wilson

I, , a Notary Public for the of and State of , do hereby certify that Jeffrey S. Skinner, an unmarried person and Tucker Ray Thomas, an unmarried person personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th of July, 2023.

Notary Public

My Commission Expires: 8/19/25

(SEAL)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 7/27/2023.

Affiant Signature – Joshua A. Terry

7/31/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/31/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON