Karen Johnson Davidson County
Batch# 1033899 DEEDWARR
08/02/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20230802-0059814

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $246,000.00.

Affiant

Subscribed and sworn to before me this 1st day of August, 2023.

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2023-259

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marcusia R. Richards	Rocket Mortgage, LLC	
4835 Shshone Drive	PO Box 6577	065-13-0-083.00
Old Hickory, TN, 37138	Carol Stream, IL 60197	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

SKG Properties, LLC,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Marcusia R. Richards, a single woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 484 on the Plan of Section Five, Sherwood Forest of record in Plat Book 4660, Page 190, 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 Sarah K. Gregory, an unmarried woman by Warranty deed from Amanda C. Duke, an unmarried woman of record in Instrument No. 20160523-0051352 Register's Office for Davidson County, Tennessee, dated May 19, 2016 and recorded on May 23, 2016.

Being the same property conveyed to SKG Properties, LLC by Quitclaim Deed from Sarah K. Gregory, an unmarried woman of record in Instrument No. 20160606-0056830 Register's Office for Davidson County, Tennessee, dated May 19, 2016 and recorded on June 06, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4835 Shshone Drive, Old Hickory, TN 37138.**

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.

Witness our hands this 31st day of July, 2023.

SKG Properties, LLC

Sarah K. Gregory, Sole Member

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah K. Gregory, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Sole Member of SKG Properties, LLC, a Tennessee limited liability company and that she is authorized by SKG Properties, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Arden, North Carolina, this 31st day of July, 2023.

(James N Allen)
Notary Public
My Commission Expires: 10/20/2024

JAMES N. ALLEN
My Commission Expires
NOTARY
PUBLIC
October 20, 2024
MECKLENBURG COUNTY, NC

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 7/31/2023.

D. Shayne Adair

8/1/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1 day of August, 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026