Karen Johnson Davidson County
Batch# 1043685 DEEDWARR
08/29/2023 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20230829-0067482

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. AT-23-4576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Skyline Development, LLC	NEW OWNER	
(NAME)	(NAME)	
504 East Old Hickory Boulevard	P.O. BOX 111351	043-13-0-134.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	NASHVILLE, TN 37222	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Kudzu Real Estate, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Skyline Development, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3 of Block "J" on the plan of Forest Park Subdivision in Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for said County.

Said Lot No. 3 fronts 42 feet on the southerly side of Old Hickory Boulevard and runs back between lines, 150 feet to a dead line, measuring 43 feet thereon.

Being the same property conveyed to Kudzu Real Estate, Inc., a Tennessee Corporation by Warranty Deed from Nilmah Trowbridge Cook, unmarried of record in Instrument Number 20180710-0066405, Register's Office for Davidson County, Tennessee, dated July 02, 2018 and recorded on July 10, 2018.

This is property more commonly known as 504 East Old Hickory Boulevard, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 23th day of August, 2023.

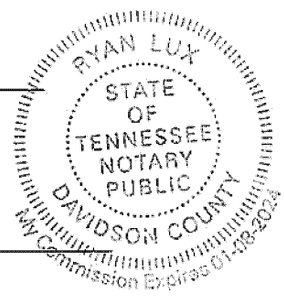
Kudzu Real Estate, Inc., a Tennessee Corporation

By: _____
Robert B. Potter, Authorized Party

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Robert B. Poetter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Authorized Party of Kudzu Real Estate, Inc., the within named bargainor, a Tennessee corporation, and that he/she as such Authorized Party, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Authorized Party.

Witness my hand this 23rd day of August, 2023.



Notary Signature

Printed Name: _____

My commission expires: _____

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **August 23, 2023**.

Date

Affiant Signature

August 29, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **29** day of **August**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)