This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21330-DJ

Karen Johnson Davidson County
Batch# 1064087 DEEDWARR
10/24/2023 07:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20231024-0083031

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of October, 2023.

Notary Public
My Commission Expires: 5.7.2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5.7.2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark A. Skidmore 1417 Shelton Avenue Nashville, TN 37216	New Owner	061-06-0-105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Melinda C. Wilkes, and Sherry Lynn Parrish as the heirs at law of William Malvern Omohundro,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mark A. Skidmore, Trustee of Mark A. Skidmore Living Trust,** hereinafter called the Grantee(s), his successors 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 the northerly 75 feet of Lot No. 121 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, page 78, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 121 fronts 75 feet on the easterly side of Edwards Avenue and extends between parallel lines 300 feet to a dead line.

Being the same property conveyed to William M. Omohundro and wife, Shirley A. Omohundro by Warranty Deed from William True and wife, Alice D. True, dated April 5, 1961, of record in Book 3218, page 28, Register's Office for Davidson County, Tennessee. Shirley Ann Omohundro died November 16, 2019, vesting the property in William M. Omohundro as surviving tenant by entirety. William Malvern Omohundro died June 21, 2022; pursuant to the Affidavits of Heirship of William Malvern Omohundro, recorded in Instrument No. 202310240083029 and Instrument No. 202310240083030, Register's Office of Davidson County, Tennessee, title to William Malvern Omohundro's interest in the property was vested unto Melinda C. Wilkes and Sherry Lynn Parrish as the heirs-at-law of William Malvern Omohundro.

This is ☒ improved or ☐ unimproved property located at: **4200 Edwards Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2024 and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of October, 2023.

GRANTOR:

Melinda C. Wilkes

Sherry Lynn Parrish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melinda C. Wilkes and Sherry Lynn Parrish, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of October, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/23/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/23/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of October, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM