Karen Johnson Davidson County
Batch# 1079064 DEEDWARR
12/06/2023 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $3,552.00
20231206-0094370

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $960,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

File #23-PA-0839A-EXP

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tyler Skelly	**Navy Federal Credit Union**	
(NAME)	(NAME)	
839 A Dewees Avenue	**PO Box 3326**	**118 02 1B 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Merrifield, VA 22119**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BECKER LAKEHOUSE LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER SKELLY, A SINGLE PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit No. A, as shown on Exhibit "B" of Dewees Estates, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20150416-0033960, as amended in Instrument Number 20150430-0038720, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Becker Lakehouse, LLC, by Warranty Deed from Ghost Investments, Inc., a Texas corporation, of record in Instrument No. 20220314-0029530, in the Register's Office of Davidson County, Tennessee, dated February 18, 2022, and recorded on March 14, 2022.

Being the same property conveyed to Ghost Investments, a Texas corporation, by Warranty Deed from Develin, LLC, a Tennessee limited liability company, of record in Instrument No. 20160506-0044877, in the Register's Office of Davidson County, Tennessee, dated May 04, 2016, and recorded on May 06, 2016.

This conveyance is subject to:
9. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kirkwood Heights, The W.T. Berry Estate, Section No. 5, as recorded in Plat Book 1130, Page(s) 22.

11. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150416-0033960, as amended in Instrument No. 20150430-0038720.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **839 A Dewees Avenue, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 4th day of December, 2023.

Becker Lakehouse LLC, a Texas Limited Liability Company

By: _____, Authorized Agent
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

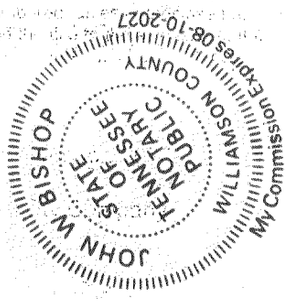
Before me, John W. Bishop of the state and county mentioned, personally appeared Loy Carney, Authorized Agent of Becker Lakehouse LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Becker Lakehouse LLC, the within named bargainor, a Limited Liability Company, and that such Loy Carney, Authorized Agent of Becker Lakehouse LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 4th day of December, 2023.

_____
Notary Signature

Printed Name: _____

My commission expires: _____



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, John W. Bishop, 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 this the 4 day of December 2023.

Affiant Signature
Date 12/4/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026