Karen Johnson Davidson County
Batch# 1081485 DEEDWARR
12/13/2023 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20231213-0096069

Name and Address of New Owner:
Skyline Development LLC
PO Box 111351
Nashville, TN 37222

Send Tax Statements To:
Skyline Development LLC
PO Box 111351
Nashville, TN 37222

THIS INSTRUMENT PREPARED BY:
~~(Please Return Document to this Address)~~

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23111578

Map and Parcel: 120 05 0 095..00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rozelle Russell, Sr., unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Skyline Development LLC,a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its 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 Lot No. 119, on the Plan of Glengarry Park, Section I, as of record in Plat Book 2663, page 72, Register's Office for said County, to which plat reference is hereby made for more complete description.

Being the same property conveyed to Joseph E. Taylor and wife, Etoria Russell Taylor by Warranty Deed filed for record on November 6, 2000 in Instrument Number 20001106-0110323, in the Register's Office of Davidson County, Tennessee. he said Joseph E. Taylor died on March 29, 2020, leaving Etoria Russell Taylor as the surviving tenant by the entirety. The said Etoria Russell Taylor died intestate on April 1, 2023, leaving Rozelle Dewayne Russell, Sr. as her sole heir-at-law as evidenced by Affidavit of Heirship of record in Instrument Number ___202312130096068__, **in the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Glengarry Park, Section One of record in Book 2805, Page 226; All matters as set forth per plat of record in Book 2663, page 72; All matters including but not limited to easements as set forth in Book 2796, page 604; All matters including but not limited to restrictions as set forth in Book 2743, page 231; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 750 Greymont Drive, Nashville, TN 37217

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 11th day of December, 2023.

Rozelle Russell, Sr.

State of Tennessee

County of Rutherford

Personally appeared before me, Rozelle Russell, Sr. with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th of December, 2023.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00.

Affiant Signature

Subscribed and sworn to before me, this 11th day of December, 2023.

Notary Public
My Commission Expires: _____

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2027

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **December 11, 2023**.

Date

Affiant Signature

December 13, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

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