Karen Johnson Davidson County
Batch# 1084474 DEEDWARR
12/20/2023 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20231220-0098273

WARRANTY DEED

LOU ANNE POLLARD
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (535,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of December, 2023.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 19, 2025

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Mackenzie Skelton (NAME)	**NEW OWNER** (NAME)	**091 06 3P 002.00**
5928B Carl Place Nashville, TN 37209 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of December, 2023, the undersigned, **DALE FRANK JEFFREYS AND ALLINDA SUSAN HILL JEFFREYS, HUSBAND AND WIFE,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MACKENZIE SKELTON,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **5928B CARL PLACE, NASHVILLE, TN 37209** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 5928 Carl Place Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5928 Carl Place Homes, a Horizontal Property Regime, of record in Instrument No. 20211012-0136987, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Dale Jeffreys and Susan Jeffreys, by Quitclaim Deed from Faith S. Groves, of record in Instrument No. 20091214-0113743, in the Register's Office of Davidson County, Tennessee, dated December 10, 2009 and recorded on December 14, 2009.

Being the same property conveyed to Faith S. Groves, by Quitclaim Deed from Curtis M. Groves, of record in Instrument No. 20090414-0033475, in the Register's Office of Davidson County, Tennessee, dated March 31, 2009 and recorded on April 14, 2009.

Being the same property conveyed to Curtis M. Groves, married, by Warranty Deed from Cornerstone Investments, Inc., of record in Instrument No. 20081110-0111142, in the Register's Office of Davidson County, Tennessee, dated November 07, 2008 and recorded on November 10, 2008.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of December, 2023.

GRANTOR: Dale Jeffreys

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Dale Jeffreys**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of December, 2023.

Notary Public

My Commission Expires March 19, 2025
My Commission Expires

GRANTOR: Susan Jeffreys

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

LOU ANNE POLLARD STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Personally, appeared before me, a Notary Public of the aforesaid authority, **Susan Jeffreys**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of December, 2023.

Notary Public

My Commission Expires March 19, 2025
My Commission Expires

LOU ANNE POLLARD STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 20, 2023.

Affiant Signature

12/20/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 20 day of December, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY