Karen Johnson Davidson County
Batch# 1087155 DEEDWARR
12/29/2023 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20231229-0100270

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $342,000.00

Affiant Signature

Subscribed and sworn to before me on this the 27 Day of DEC, 23.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Shea Skow
3128 Greggwood Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Legacy Home Loans, LLC DBA Steadfast Mortgage
1036 Stearman Drive, Ste. 6
White House, TN 37188

MAP AND PARCEL NUMBER: 06001012200

WARRANTY DEED
23NT01266

Effective the 27 Day of DEC, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Juan Rivera, a single person

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Shea Skow, an unmarried person

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the plan of Golden Valley Estates, Section 1 as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Juan River, by Substitute Trustee's Deed dated 07/13/2021 and recorded 01/12/2023 in Instrument No. 20230112-0002768, Register's Office of said County.

Being the same property conveyed to Vivian Coffey and Terry Coffey, as joint tenants with rights of survivorship from Teresa D. Crutcher and husband Jonathan Crutcher, by Warranty Deed dated 04/27/2004 and recorded 05/03/2004 in Instrument No. 20040503-0050000, Register's Office of said County.

This is an improved property commonly known as: 3128 Greggwood Dr, Nashville, TN 37207-2708

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 27 day of DEC, 23.

Juan Rivera

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Juan Rivera**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 1/25/26

E. HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

True Copy Certification

I, **Pam Autry,** 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 27 day of December, 2023.

Affiant Signature

Date 12/27/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

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