This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22101-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $312,000.00.

Affiant

Karen Johnson Davidson County
Batch# 1101336 DEEDWARR
02/15/2024 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20240215-0010456

CHARLES ITSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 14th day of February, 2024.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Simon Lugge Christina Marie Lugge 522B N 2nd St. Nashville, TN 37207	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road 400 San Ramon, CA 94583	82-7-544.00

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, I/we, **Skyline Development LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Simon Lugge and Christina Marie Lugge, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs 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 all of Lot No. 90B, Zone Lot Division, Lot No. 90, Harris Addition to Edgefield, according to survey and plat of same appearing of record in Book 21, page 100; as amended in Book 6200, page 549, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 90B fronts 25.0 feet on the westerly margin of North 2nd Street and extends back between parallel lines 146.0 feet to an alley in the rear.

Being the same property conveyed to Skyline Development, LLC, a Tennessee limited liability company by Warranty Deed from FHWS, LLC, an Arizona limited liability company, dated July 6, 2023, recorded July 17, 2023, of record in Instrument No. 20230717-0054926, Register's Office for Davidson County, Tennesse.

This is improved property located at: **522B North 2nd Street, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 14th day of February, 2024.

GRANTOR:

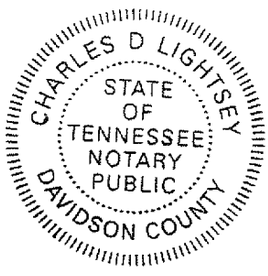
Skyline Development LLC,
a Tennessee Limited Liability Company

By: _____
Allan Smith, Sole and Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Allan Smith, 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 is the Sole and Managing Member of Skyline Development LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of February, 2024.



_____
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** 2-14-2024 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 2-14-2024

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 14th **day of** February, 2024.

  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