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

Karen Johnson Davidson County
Batch# 1131258 DEEDWARR
05/06/2024 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20240506-0033070

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $825,000.00

Affiant Signature

Subscribed and sworn to before me on this the 3 Day of May, 2024.

Notary Public

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires 11 / 06 / 24

NAME AND ADDRESS OF PROPERTY OWNER:
Jessica M. Skinner and Jody Skinner and Steve Skinner
479 Elysian Fields Rd
Nashville, TN 37211

SEND TAX BILLS TO:
Jessica M. Skinner and Jody Skinner and Steve Skinner
479 Elysian Fields Rd
Nashville, TN 37211

MAP AND PARCEL NUMBER: 13314003500

WARRANTY DEED
24NT00388

Effective the 3 Day of May, 2024 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,

Lindsey Cecile Roman and husband Tyler Miguel Roman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jessica Michelle Skinner, an unmarried woman, and Jody Skinner and Steve Skinner, wife and husband, as joint tenants with right of survivorship**

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. 92 on the Plan of Elysian Park, of record in Book 2331, page 32, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lindsey Cecile Roman and husband Tyler Miguel Roman from Lindsey Cecile Huskey, unmarried n/k/a Lindsey Cecile Roman, by Quitclaim Deed dated 08/25/2021 and recorded 09/14/2021 in Instrument No. 20210914-0123132, Register's Office of said County.

Being the same property conveyed to Lindsey Cecile Huskey, unmarried by Quitclaim Deed from James Allen Huskey and wife, Marla French Huskey of record in Instrument No. 20171031-0111551, Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on October 31, 2017.

Being the same property conveyed to James Allen Huskey and wife, Marla French Huskey from J. Marc Fielder and Houston E. Hill, by Warranty Deed dated 06/07/1988 and recorded 06/09/1988 in Book 7567, page 885, Register's Office of said County.

This is an improved property commonly known as: 479 Elysian Fields Rd, Nashville, TN 37211-8705

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 3 day of May, 2024

Lindsey Cecile Roman

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lindsey Cecile Roman**, 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.

Witness my hand, at office, this 3RD day of May, 2024.

Notary Public
My Commission expires: 3 / 3 / 2025.

DELANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tyler Miguel Roman

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tyler Miguel Roman**, 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.

Witness my hand, at office, this 3RD day of May, 2024.

Notary Public
My Commission expires: 3 / 3 / 2025.

DELANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22553-AP

202405060033070

- **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** 5/3/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5-3-2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** May, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

