Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-FSBO-24 4046

Karen Johnson
Batch # 1153681
07/02/2024 10:17:04 AM
Fees: $18.00 Taxes: $3,237.50

Davidson County
DEEDWARR
3 pgs

20240702-0049802

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $875,000.00.

Affiant

Subscribed and sworn to me on JUNE 28, 2024.

NOTARY PUBLIC

My Commission Expires:

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Todd A. Bricker, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36963

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Denis M. Gilmore and Erin M. Gilmore 4048 Outer Drive Nashville, TN 37204	NEW OWNER	132-1-145.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert J. Skinner and Jennifer H. Skinner, husband and wife,** hereinafter called "GRANTORS," have bargained and sold, and by these presents does transfer and convey unto **Denis M. Gilmore and Erin M. Gilmore, husband and wife,** hereinafter called "GRANTEES" their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Rolling Meadows of record in Book 1424, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Skinner and Jennifer L. Hudson, by Warranty Deed from Paul R. Brandt and wife, Elizabeth C. Brandt, dated November 27, 2001 and recorded December 4, 2001 as Instrument No. 20011204-0133326, Register's Office for Davidson County, Tennessee. The said Robert J. Skinner and Jennifer L. Hudson having since married, and Jennifer L. Hudson now being known as Jennifer H. Skinner.

The conveyance of the above-described parcel of land is subject to the following:

1. 2024 Davidson County property taxes, and subsequent years taxes and assessments which have been prorated by the parties and assumed by the Grantees OR which have been paid by the Grantor(s) and prorated between the parties;
2. All matters shown on Plan of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee;
3. Leases and other encumbrances;
4. Restrictions, conditions, reservations, covenants, and easements of record;
5. Setback requirements, public rights of way, utility, and drainage easements;
6. Zoning and planning ordinances and regulations;

BEING ☐ **unimproved** ☒ **improved property known as:**

4046 Outer Road, Nashville, TN 37204

(House Number) (Street) (City or Town) (State) (Zip)

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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. 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.

[SIGNATURES COMMENCE ON NEXT PAGE]

WITNESS my/our hand(s) this _____ day of June, 2024.

ROBERT J. SKINNER

JENNIFER H. SKINNER

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared ROBERT J. SKINNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal, this 28 day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 11-5-25

J WALKER LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 5 2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared JENNIFER H. SKINNER to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal, this 28 day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 11-5-25

J WALKER LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 5 2025