Karen Johnson Davidson County
Batch# 1162808 DEEDQC
07/26/2024 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240726-0056640

Prepared by:
Tennessee Title Service, LLC
547 N Mt Juliet Rd, 100
Mt. Juliet, TN 37122
MQ-24-2197

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 15 day of May, 2024.

Notary Public
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Skip Three, LLC	NEW OWNER	072-06-0-087.00
205 Cherokee Point		
Hendersonville, TN 37075		

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, SKIP Nashville, LLC, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Skip Three, LLC a Tennessee limited liability company**, hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 64.5 feet on Lot K, Corrected Plat of E. J. Childers Subdivision of J. H. Ambrose Tract, as of record in record Book 332, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Skip Nashville, LLC by Warranty Deed from Caleb O. Allen, single of record in Instrument No. 20180119-0005667 Register's Office for Davidson County, Tennessee, dated January 18, 2018 and recorded on January 19, 2018.

This property is improved property known as 1005 Elvira Avenue, Nashville, TN 37216.

Witness my hand this 15th day of May, 2024.

Skip Nashville, LLC

Shawn Ireland, Manager

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Shaw Ireland** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **sole member** of **Skip Nashville, LLC** respectively, and that he is authorized by **the limited liability company** to execute this instrument on its behalf as such **Member,** respectively.

Witness my hand and official seal this 15th day of May, 2024.

Notary Public at Large
My commission expires: 1/31/2027

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, 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 5/15/2024.

Affiant Signature – Joshua A. Terry

5/20/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/20/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON