WARRANTY DEED

Karen Johnson
Batch # 1174978
08/28/2024 10:20:39 AM
Fees: $13.00 Taxes: $1,554.00

Davidson County
DEEDQC
2 pgs

20240828-0066078

File No. DH-24-7302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 11-19-25
(AFFIX SEAL)

TAMMY R. BASKERVILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay Tripp	Studio Bank	
(NAME)	(NAME)	
2811 Miller Street	124 12th Avenue S.	119-06-0-102.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	S. 400 Nashville TN 37203 (TB)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Skyline Development, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsay Tripp, unmarred**, HEREINAFTER CALLED THE GRANTEE, 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 a part of Lots Nos. 2, 3, 4, 5, and 6, The Map of William Coleman's Subdivision of a 2 1/2 acre tract, of record in Book 843, Page 32, Register's Office for Davidson County, Tennessee, which subdivision is likewise known as part of Lot No. 1, Ruben Whitsitt lands, of record in Minute Book J, Page 586, County Court Clerk's Office for Davidson County, Tennessee, and being more particularly described according to a copy of a survey thereof by Pete Meyer, Surveyor, dated May 18, 1946, as follows:

Beginning at a point in the East margin of Miller Street, formerly Whitsitt Avenue, 295 feet South of railroad iron set in the East margin of said Street, at the North corner of Lot No. 9 on said Plan, thence South 88 Degrees 30 Minutes East 184.5 feet to a point in the terminus of a strip of land shown in the North line of Lot No. 6 on said Plan; thence South 40 degrees East 57.8 feet to a point which is 14.2 feet West of the corner of Lot No. 6; thence South 76 Degrees 30 Minutes West 235.5 feet to an iron pin at the intersection of Joyner Avenue and Miller Street, North 1 Degree East 110 feet to the point of beginning.

Being the same property conveyed to Joseph L. Robinson and wife, Lucy M. Robinson by Warranty Deed from W. P. Fults and Jim Dies of record in Book 5387, page 626, Register's Office for Davidson County, Tennessee, dated January 18, 1979 and recorded on January 22, 1979.

Being the same property conveyed to Joseph L. Robinson, Jr, a single person by Administrator Quitclaim Deed from Joseph L. Robinson, Jr was appointed as administrator of record in Instrument No. 20140325-0024510 Register's Office for Davidson County, Tennessee, dated March 20, 2014 and recorded on March 25, 2014.

Affidavit of Heirship recorded on January 03, 2024 in Instrument No. 20240103-0000692.

Being the same property conveyed to Erin Dias, Trustee of the 2811 Miller St Trust by Warranty Deed from Joseph L. Robinson, Jr, unmarried of record in Instrument No. 20240103-0000693 Register's Office for Davidson County, Tennessee, dated January 03, 2024 and recorded on January 03, 2024.

Being the same property conveyed to Skyline Development, LLC by Warranty Deed from Erin Dias, Trustee of the 2811 Miller St Trust of record in Instrument No. 20240104-0000926 Register's Office for Davidson County, Tennessee, dated January 04, 2024 and recorded on January 04, 2024.

This is property more commonly known as 2811 Miller Street, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 my/our hand this 23rd day of August, 2024.

Skyline Development, LLC, a Tennessee Limited Liability Company

By: _____
Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Emily Manno of the state and county mentioned, personally appeared Joshua L. Hunter, Authorized Agent of Skyline Development, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Skyline Development, LLC, the within named bargainor, a Limited Liability Company, and that such Joshua L. Hunter, Authorized Agent of Skyline Development, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN, this 23rd day of August, 2024.

Emily Manno
Notary Signature

Printed Name: Emily Manno

My commission expires: _____

