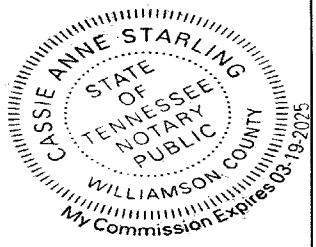
Karen Johnson Davidson County
Batch# 1175751 DEEDWARR
08/30/2024 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20240830-0066733

WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: ~~February 08, 2027~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Travis Anthony Skarda Hoon Hee Kang	NEW OWNER	091020W00201CO
(NAME)	(NAME)	
6113 B Louisiana Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **806 Partners, LLC, a Tennessee Liability Company** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Travis Anthony Skarda and Hoon Hee Kang, husband and wife ,** hereinafter called the GRANTEES, 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 Unit No. B on the Plan of Homes at 6113 Louisiana, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20231024-0083186, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to 806 Partners, LLC by deed from Wild West Realty Group, LLC, dated 8-8-23 of record in Instrument #202308110062522, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 6113 B Louisiana Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 hands this 28th day of August, 2024.

806 Partners, LLC
Tyler Antonakos, Managing Member

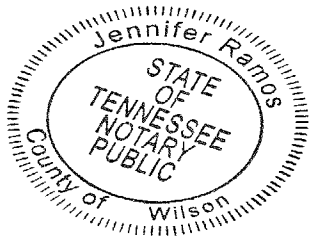
State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28th day of August, 2024, within my jurisdiction, the within named Tyler Antonakos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Managing Member of 806 Partners, LLC, a Tennessee limited liability company, and that for and on behalf of the said Tennessee limited liability company, and as its free act and deed he executed the above and foregoing instrument, after first having been duly authorized by said Tennessee limited liability company so to do.

WITNESS my hand and seal this 28th day of August, 2024.

Notary Public ~~Cadia R. Dillard~~
My Commission Expires: ~~February 08, 2027~~ March 26, 2028

File No.: 3106



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8/28/2024.

Date

Affiant Signature

8/28/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of August, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

