WARRANTY DEED

Karen Johnson Davidson County
Batch# 1176091 DEEDWARR
08/30/2024 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20240830-0067183

File #24-TC-0515-PK

(SEAL)

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: 05-24-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyle Skarshaug, Blythe Ann Skarshaug, and Sean Michael Skarshaug	Legacy Home Loans LLC dba Steadfast Mortgage	
(NAME)	(NAME)	
515 Wesley Avenue	408 Highway 76	**071 08 0 199.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PHILLIPS REAL ESTATE SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

Kyle Skarshaug, an unmarried man, and Blythe Ann Skarshaug and Sean Michael Skarshaug, wife and husband, as joint tenants with right of survivorship

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of SECTION ONE JOYWOOD HEIGHTS of record in Plat Book 1130, Page 91, 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 the same property conveyed to Phillips Real Estate Services, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Clinton D. Hill and Amy Hill, husband and wife, of record in Instrument No. 20240416-0026935, in the Register's Office of Davidson County, Tennessee, dated April 15, 2024 and recorded on April 16, 2024.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE JOYWOOD HEIGHTS, as recorded in Plat Book 1130, Page(s) 91.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1373, Page 98.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **515 Wesley Avenue, Nashville, TN 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 29th day of August, 2024.

Phillips Real Estate Services, LLC, a Tennessee Limited Liability Company

By: _____
Paul J. Phillips, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

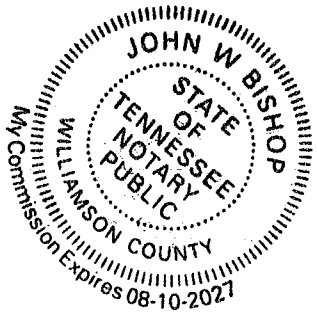
Before me, John W. Bishop of the state and county mentioned, personally appeared Paul J. Phillips, Sole Member of Phillips Real Estate Services, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Phillips Real Estate Services, LLC, the within named bargainor, a Limited Liability Company, and that such Paul J. Phillips, Sole Member of Phillips Real Estate Services, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN, this 29th day of August, 2024.

_____
Notary Signature

Printed Name: _____

My commission expires: _____



Tennessee Certification of Electronic Document

I, James W. Cobb, 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 8-29-2024 (date of document).

Affiant Signature

8-29-2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of August, 2024,

Notary's Signature

MY COMMISSION EXPIRES: 3/2/27

NOTARY'S SEAL

ASHLEY HUMBERT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY