Karen Johnson Davidson County
Batch# 1177454 DEEDWARR
09/04/2024 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240904-0067874

Name and Address of New Owner:
Kevin Skolits
2221 Maplecrest Dr.
Nashville, TN 37214
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 084-10-0-027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Torres, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kevin Skolits,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 48 on the Plan of a Subdivision of C.R. Quarles Lands, Maplecrest, of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark Torres from Jennie Vaughn Nunnery by Warranty Deed dated November 2, 2020 and recorded November 4, 2020 in Instrument #20201104-0129119, said Register's Office.

Property more commonly known as 2221 Maplecrest Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of August, 2024.

_____(SEAL)
Mark Torres

STATE OF Illinois
COUNTY OF Peoria

On this 30th day of August, 2024, before me personally appeared Mark Torres, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of August, 2024.

_____
Notary Signature
My commission expires: 1-25-28

Official Seal
TAMMY R CLARK
Notary Public, State of Illinois
Commission No. 986115
My Commission Expires January 25, 2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~WILLIAMSON~~ Peoria

Official Seal
TAMMY R CLARK
Notary Public, State of Illinois
Commission No. 986115
My Commission Expires January 25, 2028

Sworn to and subscribed before me this 30th day of August, 2024.

_____
Notary Signature
My commission expires: 1-25-28

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **August 30, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

9/3/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025