Karen Johnson Davidson County
Batch# 1186936 DEEDWARR
09/26/2024 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240926-0074703

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2024.

Notary Public
My commission expires: 6/23/25

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Daniel Rodriguez Hernandez	**STOCKTON MORTGAGE CORP**	**04313012800**
115 Forest Park Rd	88 C. Michael Davenport Blvd.	
Madison, TN 37115	Frankfort, KY 40601	

FOR AND IN 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 ACKNOWLEDGE, WE,

Skye Net, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Rodriguez Hernandez, unmarried man

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 the South 50 feet of the North 100 feet of the West 150 feet of Lot No. 1,
on the Map of Forest Park Acreage Tracts, of record in Book 843, Page 45, Register's Office for Davidson County,
Tennessee.

Said part of Lot No. 1 fronts 50 feet on the Easterly side of Forest Park Road and runs back between parallel lines 150
feet to a dead line.

Being the same property conveyed to Skye Net, LLC, a Tennessee limited liability company, by Warranty Deed from Kenneth W Hackney, Sr and Linda Darline Hackney, husband and wife, dated October 26, 2022, of record in Instrument No. 20221031-0117349, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kenneth W Hackney, Sr, a one-half undivided interest, and Linda Darline Hackney, a one-half undivided interest, as tenants in common with the right of survivorship, by Warranty Deed from Brian K Mullins and wife, Eva W Mullins, dated August 22, 2002, of record in Instrument No. 20020823-0102421, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 115 Forest Park Rd, Madison, TN 37115.

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 in 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.

_____ Date: 9/23/24
Skye Net, LLC by Elysia Skye Musmecci, Sole Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Elysia Skye Musmecci with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Sole Member of Skye Net, LLC and that they are authorized by Skye Net, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 23rd day of September 2024.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/27



Certificate of Authenticity

I, Mark D. Leedom, 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 9/23/24.

Date

Affiant Signature

9/23/24

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23rd day of September 20 24.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY