WARRANTY DEED

Karen Johnson Davidson County
Batch# 1193120 DEEDWARR
10/14/2024 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,049.43
20241014-0079297

File No. DH-24-7208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $553,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

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
Amy B. Middleton	Old National Bank	
(NAME) 2231 Maplecrest Drive	(NAME) P.O. Box 918	084-10-0-032.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Evansville, IN 47706	
(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 **Amy B. Middleton, a single woman,** 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 Lot No. 43 on the Map of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 adjoins Lot No. 42 and front together 140 feet on the Southerly side of Maplecrest Drive and extend back between lines 150.9 feet on the Westerly side and 150.8 feet on the Easterly side, to a dead line in the rear, on which they measure 140 feet.

Being the same property conveyed to Skyline Development LLC, a Tennessee limited liability company by Warranty Deed from Build Trust Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20230726-0057519 Register's Office for Davidson County, Tennessee, dated July 25, 2023 and recorded on July 26, 2023.

This is property more commonly known as 2231 Maplecrest Drive, Nashville, TN 37214.

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 11th day of Ocotber, 2024.

Skyline Development LLC, a Tennessee
Limited Liability Company

By: _____
Allan Smith, Sole Member

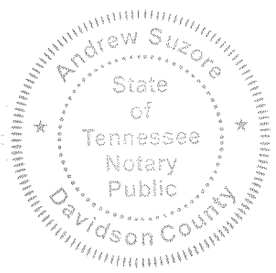
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Allan Smith, Sole Member 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 Sole Member of Skyline Development LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Allan Smith, Sole Member of Skyline Development 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 11th day of October, 2024.

_____
Notary Signature

My commission expires: May 8, 2028



True Copy Certification

I, **Pam Autry,** 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 this the 10 day of October, 2024.

Affiant Signature

Date 10/11/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

