Karen Johnson Davidson County
Batch # 1193671 DEEDWARR
10/15/2024 12:54:42 PM 2 pgs
Fees: $13.00 Taxes: $10,572.75
20241015-0079895

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POBOX217
NOLENSVILLE, TN 37135

#2495

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.]
Jonathan Skeeters and Kristina R. Skeeters	(NEW OWNERS)	Map/Parcel: 10413005700
209 Leonard Avenue		
Nashville, TN 37205		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FORAND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kara Mae Hughes, a married woman, Matthew Sheft, an unmarried man and Kristen Sheft, an unmarried woman,** (The "Grantors") has bargained and sold, and by these presents does transfer and convey unto **Jonathan Skeeters and Kristina R. Skeeters, husband and wife,** (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of Bransford Realty Co's Subdivision of certain lots in Whitland Realty Co's Subdivision of record in Book 547, page 53, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathleen Anderson Sheft, unmarried by warranty deed dated July 5, 2013 from WTKC, LLC., a Tennessee limited liability company of record in Instrument No. 20130708-0070223, said Register's Office. The said Kathleen Anderson Sheft having since died on May 18, 2023 and title vested in Matthew S. Sheft, Kasey Sheft, Kristin Sheft and Kara Mae Hughes, as her sole heirs at law pursuant affidavit of heirships of record in Instrument No: 20240920-0073007 and in Instrument No: 20240923-0073455 and in Instrument No. 20241010-0078774, said Register's Office.

Further being the same property conveyed to Kara Mae Hughes, a married woman, Matthew S. Sheft, an unmarried man and Kristen-Leigh Sheft, an unmarried woman by warranty deed dated October 4, 2024 from Kasey Sheft, an unmarried woman of record in Instrument No. 20241004-0077353, said Register's Office.

This instrument is executed on behalf of Matthew Sheft and Kristen Sheft by Kara Mae Hughes, as their Attorney-in-fact pursuant to recorded Power of Attorney in Instrument Nos. 20240920-0073025 and 20241009-0078398, said Register's Office.

The said Matthew Sheft is one and the same as Matthew S. Sheft. The said Kristen Sheft is one and the same as Kristen-Leigh Sheft.

This is not the personal, primary and/or marital residence of Grantors, their spouse and/or any dependents.

This is the same legal description used in the last deed of record.

This conveyance is subject to the following:

1. 2025 Taxes, a lien not yet due and payable.
2. Any and all matters appearing on the Map of record in Book 547, page 53, said Register's Office.

This is improved property commonly known as **209 Leonard Avenue, Nashville, TN 37205.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $2,857,500.00.

Affiant

Subscribed and sworn to before me this 10 day of October, 2024.

Notary public:
My commission expires: 5-8-28

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS, WHEREOF, the Grantors have caused this Deed to be executed this 10 day of October, 2024.

KMA
Kara Mae Hughes

KMA AIF
Kristen Sheft by Kara Mae Hughes, her Attorney-In-Fact

KMA, AIF
Matthew Sheft by Kara Mae Hughes, his Attorney-In-Fact

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kara Mae Hughes, individually and as Attorney-In-Fact for Matthew Sheft and Kristen Sheft** with whom I am personally acquainted or proved to me since satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of October, 2024.

Notary Public
My Commission Expires: 5-8-28

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028