Karen Johnson Davidson County
Batch# 1197589 DEEDWARR
10/24/2024 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20241024-0082670

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37551-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
SKIP Holdings LLC ATTN: Ryan Shelton 1919 Ashwood Avenue Nashville, TN 37212	New Owner	11807021300

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Philip A. Lovett and Vickie L. Lovett, husband and wife** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **SKIP Holdings LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 19, Block "H", on the Plan of Berry Hill Gardens, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to Lovettland, LLC, a Tennessee limited liability company by General Warranty Deed dated July 14, 2005, from Thomas Cecil McCarter, Jr., and wife, Judith S. McCarter, of record in Instrument No. 20050721-0085035, Register's Office for Davidson County, Tennessee. The property was further conveyed to Philip A. Lovett and Vickie L. Lovett, husband and wife and as tenants by entirety by Quitclaim Deed dated October 6, 2023, from Lovettland, LLC, a Tennessee limited liability company, of record in Instrument No. 20231017-0081244, said Register's Office.

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 23rd day of October, 2024.

Philip A. Lovett

Vickie L. Lovett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, *Mike Boyd the undersigned, a Notary Public of the State and County aforesaid, personally appeared Philip A. Lovett and Vickie L. Lovett, husband and wife, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 23rd day of October, 2024.

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

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

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: OCTOBER 4, 2027

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2025 and subsequent years, not yet due and payable. Map and Parcel Map/Parcel 11807021300. Current year taxes have been prorated between the parties and paid as part of closing.

3. All matters as shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 October 23, 2024.

John T. Cook, Esq.
Date: October 23, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this October 23, 2024.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: OCTOBER 4, 2027