WARRANTY DEED

Karen Johnson Davidson County
Batch# 1217211 DEEDWARR
12/17/2024 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20241217-0097871

STATE OF Tennessee
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC MARCIA ESCOBAR

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Raul Benito Perez Najera	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raul Benito Perez Najers and Cenobia Aleman Navarro (NAME)	New Owners (NAME)	14712001600
4939 Hopedale Dr. (ADDRESS)	(ADDRESS)	
Nashville TN 37211 (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, **Sky Realty LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raul Benito Perez Najera, an unmarried man and Cenobia Aleman Navarro, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 10, on the Map of Beverly Heights, Section One, as of record in Book 2331, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sky Realty, LLC, a Tennessee Limited Liability Company, by virtue of that certain Special Warranty Deed dated May 24, 2024, and being of record at Instrument No. 20240529-0039730, in the amount of $375,000.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at the Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 4939 Hopedale Dr Nashville, TN 37211 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

24NT01353

Witness my hand this 16 day of December, 20 24.

SKY REALTY, LLC

Member

Wassem Abdelshahed, Member

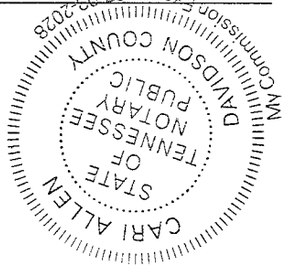
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Wassem Abdelshahed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Sky Realty, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS my hand and official seal at office this 16 day of December, 20 24.

Notary Public

My Commission Expires: 7-3-28



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12-16-2024 (date of document).

Affiant Signature

12-17-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th of December 2024.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26