WARRANTY DEED

Karen Johnson
Batch # 1226582
01/15/2025 10:52:09 AM
Fees: $13.00 Taxes: $2,634.40

Davidson County
DEEDWARR
2 pgs

20250115-0003204

File #24-TC-1122-O

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $712,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF January, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cameron Baskett and Skylar Kuykendall		
(NAME)	(NAME)	**072-03-0-341**
1122 Shelton Avenue	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TABITHA LOUISE GREEN, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CAMERON BASKETT, AND SKYLAR KUYKENDALL, husband and wife

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 52 and Westerly 5 feet of the Lot No. 53 on the Map of INGLEWOOD PLACE, of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 55 feet on the Southerly side of Shelton Avenue and run back between parallel lines 202.5 feet to a deadline.

Being the same property conveyed to Tabitha Louise Green, an unmarried woman, by Warranty Deed from Lisa Joy Song and Chris Song, wife and husband, of record in Instrument No. 20221222-0132159, in the Register's Office of Davidson County, Tennessee, dated December 21, 2022, and recorded on December 22, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INGLEWOOD PLACE, as recorded in Plat Book 332, Page(s) 101.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4281, Page 152.
* Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 4966, Page 378.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1122 Shelton Avenue, Nashville, TN 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 14th day of January, 2025.

Tabitha Louise Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of January, 2025, before me personally appeared Tabitha Louise Green, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of January, 2025.

Notary Signature
My commission expires:

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