Karen Johnson Davidson County
Batch# 1242457 DEEDWARR
03/03/2025 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20250303-0015528

WARRANTY DEED

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/11/27

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blaine Reedy and Skye Reedy	Cross Country Mtg.	
(NAME)	(NAME)	
4327 Old Goins Rd	2160 Superior Ave.	147-07-4C-001.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cleveland, OH 44114	
(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 Houses Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blaine Reedy and Skye Reedy, husband and wife,** 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 Unit No. A on the Plan of 4323 Old Goins Road Lot 2, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230213-0010404 amended in Instrument No. 20230214-0010698, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Sky Houses Inc., a Tennessee Corporation by Warranty Deed from Rhythm Homes and Development, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20210521-0069717 Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on May 21, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in 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 4327 Old Goins Rd 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.

Witness my hand this 27 day of February, 2025.

SKY HOUSES, INC.

By: Memorie White, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cari Allen, a Notary Public of said County and State, personally appeared Memorie White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Sky Houses Inc., and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Authorized Agent.

WITNESS my hand and official seal at office this 27 day of February, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Joshua A. Terry, 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 2/27/25.

Affiant Signature – Joshua A. Terry

3/3/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 3/3/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27