Karen Johnson Davidson County
Batch# 1242943 DEEDWARR
03/04/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20250304-0016343

THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-16760-BW	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 599,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2025 Brenda Shelby Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-20-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Skiver and Cara Skiver	Summit Funding, Inc.	
540 Belair Way	2135 Butano Drive, Suite 150	131-06-0D-540.00-CO
Nashville, TN 37215	Sacramento, CA 95825	
(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, WE, **Richard F. Bryan, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cara Skiver and Daniel Skiver, wife and husband**

HEREINAFTER CALLED THE GRANTEES, 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. 540, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, a horizontal property regime established by Master Deed of record in Book 6690, Page 70, amended in Book 6739, Page 701, in Book 6824, Page 298, in Book 6890, Page 963, in Book 6903, page 351, in Book 6962, Page 325, in Instrument No. 20010627-0068123, which was re-recorded in Instrument No. 20050708-0079325, further amended in Instrument No. 20160113-0003443, and in Instrument No. 20160526-0053151, Register's Office for County, Tennessee, said Unit being depicted on the plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Jennifer R. Holt, fka Jennifer R. Holt-Peterson by Warranty Deed from Celia Schwarzenberg Walker, as Executrix under the Last Will and Testament of Robert Calvin Walker, and Sarah Jane Schwarzenberg, Trustee under the Last Will and Testament of Robert Calvin Walker of record in Instrument No. 20140618-0053104 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 18, 2014 and Affidavit of Scrivener's Error recorded in Instrument No. 20141031-0100775 on October 31, 2014.

Being the same property conveyed to Jennifer Rena Holt, in her fiduciary capacity as Trustee of the Jennifer Rena Holt Revocable Trust by Quitclaim Deed from Jennifer Rena Holt of record in Instrument No. 20181210-0120098 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 10, 2018.

Being the same property conveyed to Eddie L. Porter, Jr. and wife Barbara K. Porter by Warranty Deed from Jennifer Rena Holt, Trustee of Jennifer Rena Holt Revocable Trust of record in Instrument No. 20241217-0097805 Register's Office for Davidson County, Tennessee, dated December 16, 2024 and recorded on December 17, 2024.

Being the same property conveyed to Richard F. Bryan, unmarried by Warranty Deed from Eddie L. Porter, Jr. and wife Barbara K. Porter of record in Instrument No. 20250113-0002645 Register's Office for Davidson County, Tennessee, dated January 09, 2025 and recorded on January 13, 2025.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **540 Belair Way, Nashville, TN 37215**

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 our hands this the 3 day of March, 2025.

Richard F. Bryan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard F. Bryan,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3 day of March, 2025.

My Commission expires: 7/3/28

Notary Public

SAMUEL F ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby do hereby make oath that I am a licensed attorney and/or 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 3/3/25.

Brenda Shelby

AFFIANT

DATE: 3/4/25

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 4th **day of** March, **2024.**

NOTARY PUBLIC

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027