PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson
Batch # 1244547
03/10/2025 10 09 56 AM
Fees $13 00 Taxes $8,880 00

Davidson County
DEEDWARR
2 pgs

20250310-0017726

Ivey Title, LLC Ref. (DL) Title No.: 63931
Dav Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anne Wells Rogers 414 Greenwood Lane Ridgeland, MS 39157	Anne Wells Rogers 414 Greenwood Lane Ridgeland, MS 39157

TAX MAP PARCEL NUMBERS: 13009015100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan M. Skeeters and Kristi Skeeters, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Anne Wells Rogers,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly 25 feet and 0 feet rear of Lot 4 facing Nichol Lane and the northerly 75 feet front and 134 feet rear of Lot No 5 of Block 3 on the Plan of Highlands of Belle Meade No. 1, as of record in Plat Book 547, page 180, Register's Office for Davidson County, Tennessee, described as follows:

Said Part of Lots 4 and 5 adjoin and front together 100 feet on the easterly side of Nichol Lane (formerly Midland Drive), and extends back 157 feet on the northerly line and 237 feet, more or less, on the southerly line, to the rear line of Lot No. 3, measuring 134.0 feet thereon.

Being the same property conveyed to Jonathan M. Skeeters and Kristi Skeeters, husband and wife, by Warranty Deed from Miles T. Kirkland and wife, Edith T. Kirkland, dated August 9, 2013 and recorded on August 13, 2013 of record in Instrument No. 20130813-0085053, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2025, and subsequent years; All Matters shown on The Plan of record Book 547, page 180, said Register's Office Easement for sanitary sewer to the City of Belle Meade of record in Book 5799, page 547, said Register's Office. Easement to Southern Bell Telephone and Telegraph Company of record in Book 1049, page 231, said Register's Office. Conveyance of Water Mains of record in Book 1255, page 580, said Register's Office. Water rights contained in the deed of record in Book 722, page 547, said Register's Office.

This is improved property, known as 1202 Nichol Lane, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of March, 2025

Jonathan M. Skeeters

Kristi Skeeters

State of Tennessee

County of Davidson

On this 7th day of March, 2025, before me the undersigned authority, personally appeared Jonathan M. Skeeters and Kristi Skeeters, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $2,400,000 00.

Affiant

Sworn and subscribed before me this 7th day of March, 2025

My Commission Expires: 5-9-26

TRACEY PERRY Notary TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary