WARRANTY DEED

Karen Johnson
Batch # 1254695
04/01/2025 09 57 03 AM
Fees $13 00 Taxes $1,559 00

Davidson County
DEEDWARR
2 pgs

20250401-0024490

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,350 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-08-2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Skyline Solutions LLC	**Same as New Owner**	
(NAME)	(NAME)	**097-02-0A-570.00-CO**
603 Bassett Ln		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043		
(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, **CHRISTOPHER WAYNE STEVENSON AND CHRISTIANNA LEIGH STEVENSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SKYLINE SOLUTIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

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 570 on the Final Plat of Villages of Riverwood, Section One, Phase 5A, of record in Instrument No 20161011-0107256, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Christopher Wayne Stevenson and Christianna Leigh Stevenson, husband and wife by Warranty Deed from Stephanie Buntine, a single woman of record in Instrument No 20180723-0071212 Register's Office for Davidson County, Tennessee, dated July 16, 2018 and recorded on July 23, 2018

This conveyance is subject to:

- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument No 20090603-0051286 and Instrument No 20161011-0107256, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No 20080408-0035557, Instrument No 20161021-0111233, Instrument No 20170906-0091483 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Declaration of Easement of record in Instrument No 20081209-0118828, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Instrument No 20070713-0083651, in the Register's Office for Davidson County, Tennessee
- Easement to Comcast of record in Instrument No 20090109-0002454, in the Register's Office for Davidson County, Tennessee
- Sanitary Sewer & Pumping Station Easement of record in Instrument No 20051219-0152201, in the Register's Office for Davidson County, Tennessee
- Storm Water Drainage Easement of record in Instrument No 20100108-0001965 and Instrument No 20100108-0001966, in the Register's Office for Davidson County, Tennessee
- Slope Easement of record in Instrument No 20100108-0001967 and Instrument No 20100108-0001968, in the Register's Office for Davidson County, Tennessee
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in

Instrument No 20140903-0080257, in the Register's Office for Davidson County, Tennessee
• Easement of record in Instrument Number 20051219-0152198, Instrument No 20051219-152202, Instrument No 20090109-0002452, Instrument No 20100301-0015327, in the Register's Office for Davidson County, Tennessee
• Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee
• Easements of record in Book 7621, Page 276, Book 4764, Page 324 and Book 4049, Page 395, in the Register's Office for Davidson County, Tennessee
• Declaration of Abandonment of Certain Electric Transmission Line Right of Way of record in Instrument Number 20141103-0101036, in the Register's Office for Davidson County, Tennessee
• Quitclaim Deed (Common Area) of record in Instrument Number 20080630-0067054 and Instrument No 20100108-0001971 and Instrument No 20170621-0062254, in the Register's Office for Davidson County, Tennessee
• Subject to rights of others in and to the common areas and/or elements
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2141 Hickory Brook Drive, Hermitage, Tennessee 37076**

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 27 DAY OF MARCH, 2025

Christopher Wayne Stevenson

Christianna Leigh Stevenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER WAYNE STEVENSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 27th of March, 2025

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTIANNA LEIGH STEVENSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 27th of March, 2025

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212