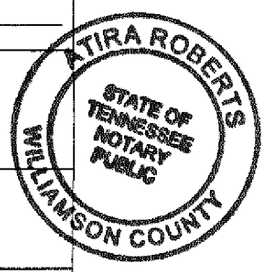
20251127R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $1,270,000.00. Affiant Subscribed and sworn to before me, this the ____ day of April, 2025. Notary Public My commission expires: 01/30/29
Karen Johnson Davidson County Batch# 1263166 DEEDWARR 04/22/2025 02:29:30 PM 3 pgs Fees: $18.00 Taxes: $4,699.00 20250422-0030814	



THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Mary Hall McArver and Charles Ward Faquin	Studio Bank	**083-07-0-290.00**
542 Skyview Drive	124 12th Ave S #400	
Nashville, TN 37206	Nashville, TN 37203	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

R.E.I. LLC, a Kentucky limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Hall McArver and Charles Ward Faquin, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Rolling Acres, of record in Book 1130, Page 34, Register's Office for said Davidson County, described as follows:

Beginning on the westerly margin of Skyview Drive at the corner of Lots Nos. 70 and 71; thence with the line between said two lots westwardly 230 feet to the common corner of Lots Nos. 67, 68, 70 and 71; thence with the southeasterly line of Lot No. 67 southwestwardly 49.6 feet to the northeasterly line of Lot No. 94; thence with said line southeastwardly 65.7 feet to the corner of Lots Nos. 71 and 72; thence with the line between said two lots eastwardly 220 feet to the westerly margin of Skyview Drive; thence with said Drive northwardly 80 feet to the beginning.

Being the same property conveyed to R.E.I., LLC a Kentucky limited liability company by Warranty Deed from FIG Tree Holdings, LLC, a Tennessee limited liability company, formerly known as, Skyview LLC, a Tennessee Limited liability Company of record in Instrument No. 20221017-0113308 Register's Office for Davidson County, Tennessee, dated October 14, 2022 and recorded on October 17, 2022.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 542 Skyview Drive, Nashville, TN 37206.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 16th day of April, 2025:

R.E.I. LLC, a Kentucky limited liability company

By: _____
Robert T. Hodskins, Member

By: _____
Stephanie L. Hodskins, Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Robert T. Hodskins and Stephanie L. Hodskins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Members of R.E.I. LLC, a Kentucky limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

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

My Commission Expires: _____

_____
Notary Public

MY COMMISSION EXPIRES:
02/09/2028

LAUREN NICOLE SMITH
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Certificate of Authenticity

I, Ryan Rafoth, 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 April 16, 2025.

Date

Affiant Signature

4 - 16 - 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of April, 2025.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY