Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Warranty Deed



Karen Johnson
Batch # 1265950
04/30/2025 10:43:26 AM
Fees: $13.00 Taxes: $2,035.00



20250430-0033291

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2025.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christian Koo	New Owner(s)	071-12-0-292.00
1516 Montgomery Avenue		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SKYLINE DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTIAN KOO, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 2, as shown on the Plan of Williams and Hayes Co.'s Belle View Subdivision, Resubdivision of Lot No. 9 and the Northerly 111 feet of Lot No. 10, of record in Book 3842, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold Lee Kennedy and wife, Wilma Jean Kennedy by Warranty Deed from Andrew Ewing, Trustee of record in Book 4293, page 794, Register's Office for Davidson County, Tennessee, dated December 12, 1968 and recorded on December 13, 1968. Said Harold Lee Kennedy and Wilma Jean Kennedy got divorced.

Being the same property conveyed to Monica D. Edwards Trustee by Quitclaim Deed from Harold Lee Kennedy, Jr., and Harold Lee Kennedy, Sr of record in Book 10227, page 112, Register's Office for Davidson County, Tennessee, dated October 16, 1996 and recorded on October 16, 1996 and within the same deed the said Monica D. Edwards Trustee conveyed his interest in the subject property to Harold Lee Kennedy, Sr and Harold Lee Kennedy, Jr. jointly with rights of survivorship and Re-recorded on October 18, 1996 of recorded in Book 10229, Page 965.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Harold Lee Kennedy, Jr. Unmarried of record in Instrument No. 20240826-0065454 Register's Office for Davidson County, Tennessee, dated August 22, 2024 and recorded on August 26, 2024.

Being the same property conveyed to Skyline Developments LLC, a Tennessee Limited Liability Company by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240826-0065524 Register's Office for Davidson County, Tennessee, dated August 23, 2024 and recorded on August 26, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1516 Montgomery Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of April, 2025.

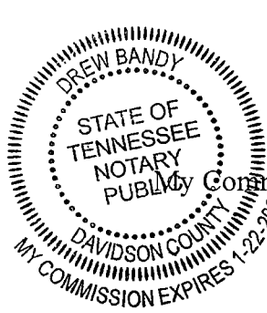
Skyline Developments LLC, a Tennessee Limited Liability Company

By: _____
Daniel Kolb, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Kolb, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Skyline Developments LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of April, 2025.



_____
Notary Public

My Commission Expires: 1·22·29