Name and Address of New Owner:
Skye Acquisitions, LLC
468 Hogan Road
Nashville, TN 37220

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1267285 DEEDWARR
05/01/2025 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250501-0033616

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 146-16-0-056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brinton Quillen Pundor NKA Britt Miller Quillen, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Skye Acquisitions, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of the property shown as Tax Map 146-16-56, on the Planning Map of the Metropolitan Government of Nashville and Davidson County, said parcel fronting 190 feet on the northerly side of Hogan Road and measuring 276.1 feet on the westerly sideline, which is the common line between this parcel and Tax Map 146-16-55.

Being Lots No. 113 and 114 on the Plan of an Addition of Crievewood, as of record in Book 2854, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brinton Quillen Pundor by Quit Claim Deed from Clark H. Tidwell, as Substitute Trustee of the Willa Jean Brinton Quillen Living Trust (created by Living Trust Agreement dated January 23, 1991), of record as Instrument No. 20031013-0151606 in the Register's Office for Davidson County, Tennessee, dated July 18, 2003 and recorded on October 13, 2003.

Parcel No.: 146 16 0 056.00
Being also known as 468 Hogan Road, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of April, 2025.

(SEAL)
Brinton Quillen Pundor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2025, before me personally appeared Brinton Quillen Pundor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2025.

Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$650,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 29th day of April, 2025.

Notary Public
My commission expires:_____
File No. 2025-7856-?

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

Regina Sullo, do hereby make oath that I am a licensed attorney and/or the
:odian of the original version of the electronic document tendered for registration herewith and that
electronic document is a true and exact copy of the original document executed and authenticated
ording to law on 4/29/25 (date of document)

Regina Sullo
Affiant Signature

May 1, 2025
Date

:e Of TN
nty of Davidson

)rn and subscribed before me this 1st day of May, 20 25

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

TARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202505010033616