Name and Address of New Owner:
Red River Development LLC
864 Kirkwood Ave
Nashville, TN 37204

Send Tax Bills To:
New Owner

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

Map & Parcel No: 146-16-0-056-00

Karen Johnson Davidson County
Batch# 1267367 DEEDWARR
05/01/2025 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.13
20250501-0033730

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, **Skye Acquisitions, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Red River Development LLC, a Tennessee 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.

Being the same property conveyed to Skye Acquisitions, LLC by deed from Brinton Quillen Pundor NKA Britt Miller Quillen, dated April 29, 2025 and of record as Instrument No. 20250501-0033616, said Register's Office.

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.

Skye Acquisitions, LLC

By: _____ (SEAL)
Brent Kakwitch, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brent Kakwitch, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Skye Acquisitions, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Skye Acquisitions, LLC, by himself as Authorized Agent.

Witness my hand and seal, at office in Davidson County, this 29th day of April, 2025.

_____
Notary Signature

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

My commission expires: _____

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 $724,900.00, 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. 2025-7805-RS

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 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 4/29/25 (date of document)

Regina Sullo

Affiant Signature

May 1, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 1st day of May, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

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

202505010033730