Name and Address of New Owner:
Ashley Moss
1617B 6th Avenue North
Nashville, TN 37208

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1278105 DEEDWARR
05/27/2025 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20250527-0041398

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

Map & Parcel No: 081-08-0Q-002.00

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, **Kevin Skelly, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ashley Moss, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2, on the plan of Maya Hannah Sue Homes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restriction for Maya Hannah Sue Homes, a Horizontal Property Regime with private Elements, of record in Instruments No. 20080404-0034216, and First Supplement of record in Instruments No. 20120503-0037926, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Reference is hereby made to the plan of Maya Hannah Sue Homes, of placements of Units, as shown on Exhibit "B" to the Declaration of Covenants of record in Instruments No. 20080404-0034216, for a more complete identification and description of said unit.

Being the same property conveyed to Kevin Skelly, a married man, by Warranty Deed dated October 19, 2022 from Garrett R. Davis and Lauren E. Davis, husband and wife, recorded October 20, 2022 in Instrument No. 20221020-0114356 in the Register's Office.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

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 27th day of May, 2025.

_____(SEAL)
Kevin Skelly

STATE OF California
COUNTY OF San Diego

On this ~~27th~~ 23rd day of May, 2025, before me personally appeared Kevin Skelly, 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 ~~27th~~ 23rd day of May, 2025.

Dawn Michelle Eastman
Notary Signature
My commission expires: 03/29/2028

DAWN MICHELLE EASTMAN
COMM. #2483529
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
MARCH 29, 2028

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 $730,000.00, 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 27th day of May, 2025.

Rachel Marie Collins
Notary Public
My commission expires: 3-21-2028
File No. 2025-7913-RS

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 05/27/2025.

Affiant Signature

05/27/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05/27/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

