Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

Karen Johnson Davidson County 39-B
Batch # 1279925 DEEDWARR e #25-1127
05/30/2025 01 11 35 PM 2 pgs
Fees $13 00 Taxes $844 56

20250530-0042677

WARRANTY DEE_

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Lynn Skinner, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Angela Poston-Williamson and Shauna W. Brooks, tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 6916, in a Horizontal Property Regime which is located on the Plat of Phase Three, Harpeth Glen Condominiums of record in Plat Book 4675, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Lynn Skinner and E. Thomas Carney, as joint tenants with right of survivorship by Warranty Deed from James W. Hagey and wife, Mary Susan Hagey of record in Book 8616, page 117, Register's Office for Davidson County, Tennessee, dated April 20, 1992 and recorded on May 01, 1992.

Being the same property conveyed to Mary Lynn Skinner, a single person by Quitclaim Deed from E. Thomas Carney and wife Dorothy B. Carney of record in Book 10055, page 914, Register's Office for Davidson County, Tennessee, dated May 15, 1996 and recorded on May 21, 1996.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6916 Highland Park Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Angela Poston-Williamson **52 Brookhill Circle** **Nashville, TN 37205**	NEW OWNER	**143 03 0B 031.00**

WITNESS THE EXECUTION HEREOF this 20th day of May, 2025.

Mary Lynn Skinner by Robert Jason Skinner,
Her Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 20th day of May, 2025, before me personally appeared **Robert Jason Skinner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Mary Lynn Skinner**, and acknowledged that such person executed the same as the free act and deed of **Mary Lynn Skinner**.

Notary Public

My Commission Expires: 7/3/28

DESIREE D. MAXWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 228,260.00.**

Affiant

Sworn and subscribed before me on this the 20th day of May, 2025.

Notary Public

My Commission Expires: 7/3/28

DESIREE D. MAXWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY