WARRANTY DEED

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of TENNESSEE
County of DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/17/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stafford Land Title, LLC, 2687 Townsend Ct., Suite C, Clarksville, TN 37043

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Ryan McDonald	Jeffrey Ryan McDonald	109A- 044050N00100 CO
(NAME)	(NAME)	
109A Rayon Dr.	109A Rayon Dr.	044 05 0N 001.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Skyline Development, LLC, A Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Ryan McDonald, an unmarried man** hereinafter called the GRANTEES, 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. 230, on the Plan of Rayon City of record in Plat Book 483, Page 13, 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 Skyline Development LLC, a Tennessee Limited Liability Company from Dianne K. Hamilton and Mark Hamilton, wife and husband by Warranty Deed dated the 6th day of May, 2024, of record in Instrument No. 20240507-0033527, recorded the 7th day of May, 2024, in the Register's Office for Davidson County, Tennessee and being the same property conveyed to Mark S. Hamilton and wife, Dianne K. Hamilton from J. Carlton Drumwright, Trustee by Strawman Quitclaim Deed dated the 18th day of February, 2009, of record in Instrument No. 20090302-0017988, recorded the 2nd day of March, 2009, in the Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Instrument No. 20240507-0033681 in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1285612 DEEDWARR
06/18/2025 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20250618-0047975

unimproved ☐

This is improved ☑ property, known as 109A Rayon Dr., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hands this 12th day of June, 2025

Skyline Development, LLC, A Tennessee Limited Liability Company

By: Allan Smith, Managing Member

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Allan Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Skyline Development, LLC, A Tennessee Limited Liability Company and that he as such Managing Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Managing Member.

WITNESS my hand and seal this 12th day of June, 2025.

Notary Public TRUDY STAFFORD
My Commission Expires: 3/17/2027

File No.: 0162025

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Adde Dilworth, 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 **June 12, 2025**.
Date

Affiant Signature

06/12/2025
Date

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **12th** day of **June**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026