WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311633 DEEDWARR
08/19/2025 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,394.90
20250819-0066118

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF AUGUST, 2025.

Michelle Martin
Notary Public

MY COMMISSION EXPIRES: 9.21.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanasha Ayana Lyew	New Owner	
(NAME)	(NAME)	044050N002300CO
109B Rayon Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, 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 GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tanasha Ayana Lyew, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. B of Homes at 109 Rayon Drive a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 109 Rayon Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20240507-0033681, Register's Office for Davidson County, Tennessee, to which hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 109 Rayon Drive a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20240507-0033681 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Skyline Development, LLC, by virtue of that certain Warranty Deed dated May 6, 2024, and being of record at Instrument No. 20240507-0033527 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 109 B 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 hand this 11 day of August, 2025.

Skyline Development, LLC

_____, managing Member

By: Allan Smith, Sole and Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared 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 the Sole and Managing Member of Skyline Development, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Sole and Managing Member.

WITNESS my hand and official seal at office this 11 day of August, 2025.

_____
Notary Public
My Commission Expires: 7-3-28



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-11-25.

Affiant Signature

8-19-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY