Karen Johnson Davidson County
Batch# 1339098 DEEDWARR
10/28/2025 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20251028-0085786

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/1/2026
(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
Jasmine C. Hunter Marecle and Wesley Marecle	NEW OWNERS	
(NAME)	(NAME)	NEW: 072-11-4W-001.00-CO
2145 ROCK CITY ST.		
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37216		
(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 **Jasmine C. Hunter Marecle and Wesley Marecle, Wife and Husband** , HEREINAFTER CALLED THE GRANTEE, 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 Unit No. A on the Plan of The Homes at 1501 Ann Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240424-0029549, 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 part of the same property conveyed to First Baptist Church of South Inglewood by Warranty Deed from William C. Holland Co., Inc. of record in Book 5872, page 59, Register's Office for Davidson County, Tennessee, dated April 12, 1982 and recorded on April 12, 1982.

Being part of the same property conveyed to Skyline Development, LLC, a Tennessee limited liability company by Warranty Deed from First Baptist Church of South Inglewood, dated April 23, 2024 and recorded April 24, 2024 in Instrument No. 20240424-0029548, 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 for 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 2145 Rock City St. Nashville, TN 37216
(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 22nd day of October, 2025.

Skyline Development, LLC

By: Allan Smith, Sole and Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, 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/herself to be Sole and Managing Member of Skyline Development, LLC, the within named bargainer, and that he/she as such Sole and Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Sole and Managing Member of Skyline Development, LLC.

WITNESS my hand and official seal at office this 22nd day of October, 2025.



Notary Public
My Commission Expires: 9/7/2026

Certificate of Authenticity

I, Holly A Mason, 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 this 22 day of October, 2025.

Affiant Signature

10/22/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of October, 2025

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY