Karen Johnson Davidson County
Batch# 1352931 DEEDWARR
12/02/2025 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20251202-0095580

WARRANTY DEED

J KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9.5.2028
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Barmore Real Estate and Design Limited Liability Company, LLC, a Tennessee Limited Liability Company	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
10208 Lauranood S Ct. (ADDRESS)	10208 Laurawood S Ct (ADDRESS)	043-13-0C-001.00-CO
Union, KY 41091 (CITY) (STATE) (ZIP)	Union KY 41091 (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(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barmore Real Estate and Design Limited Liability Company, LLC, a Tennessee Limited Liability Company** , 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 Homes at 504 E Old Hickory Blvd, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240326-0020873, 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 a portion of the same property conveyed to Skyline Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Kudzu Real Estate, Inc., a Tennessee Corporation of record in Instrument No. 20230829-0067482 Register's Office for Davidson County, Tennessee, dated August 23, 2023 and recorded on August 29, 2023.

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 506 E. Old Hickory Blvd Madison, TN 37115
(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 26th day of November, 2025.

Skyline Development, LLC, a Tennessee Limited Liability Company

Allan Smith, Sole and Managing Member

By: Allan Smith, Sole and Managing Member

STATE OF Tennessee
COUNTY OF Rutherford

Before me, a Notary Public of said County and State, personally appeared Allan Smith via audio visual communication, 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.

WITNESS my hand and official seal at office this 26th day of November, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

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 November 26, 2025.

Affiant Signature

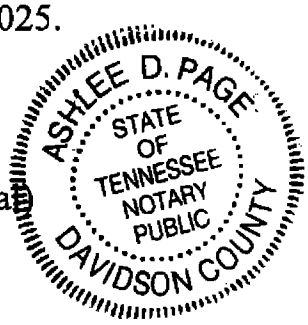
11/26/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of November, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026