Karen Johnson Davidson County
Batch# 1378334 DEEDWARR
02/09/2026 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20260209-0009534

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF February, 20 26

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Joseph Gautier	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 103 Rayon Drive, Unit A	(NAME)	044-05-0M-001.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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 **Joseph Gautier, unmarried**, HEREINAFTER CALLED THE GRANTEE, HIS 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 103 Rayon Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240502-0032194 and corrected in Scrivener's Affidavit of record in Instrument No. 20240514-0035363, 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 Cream City Development, LLC, a Tennessee Limited Liability of record in Instrument No. 20240314-0017657 Register's Office for Davidson County, Tennessee, dated March 8, 2024 and recorded on March 14, 2024.

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 103 Rayon Dr. Unit A 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 30th day of January, 2026.

Skyline Development, LLC

member

By: Allan Smith, Sole and Managing Member

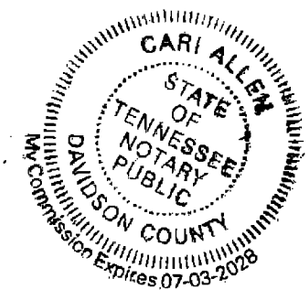
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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, LLCthe 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 30th day of January, 2026.

Notary Public

My Commission Expires: 7-3-28



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 2/2/26.

Affiant Signature

2/2/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of February, 2026.

Notary's Signature

(Notary Seal)

My Commission Expires: 3.6.29

202602090009534