Karen Johnson Davidson County
Batch# 1388505 DEEDWARR
03/04/2026 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260304-0017476

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $550,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of March, 2026.

Notary Public
My commission expires: 9-11-26

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Garrett Fuerst Sarah Skoney 1601 Douglas Ave A Nashville, TN 37206	New Owner	083-02-0B 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHYLEE RAQUEL HALIMI, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GARRETT FUERST AND SARAH SKONEY, HUSBAND AND WIFE, AND ROBERT SKONEY, A MARRIED MAN, AS TENANTS IN COMMON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of Douglas Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Douglas Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20080115-0004471, as amended and restated in Instrument No. 20101001-0078686, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Shylee Raquel Halimi, a single woman as sole owner, by deed dated 11/12/2021, from Brian S Haile, married, of record in Instrument No. 20211130-0158139, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1601 Douglas Ave A, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 4th day of March, 2026.

Shylee Raquel Halimi by Jenny West Attorney-in-Fact
Shylee Raquel Halimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shylee Raquel Halimi by Specific POWER OF ATTORNEY dated 02/26/2026, and who acknowledged that he executed the same as the free act and deed of Shylee Raquel Halimi.

Witness my hand and official seal this 4th day of March, 2026.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **March 4, 2026**.

Affiant Signature

03/04/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 4, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY