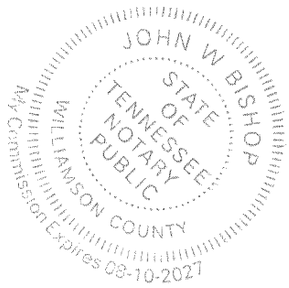
Karen Johnson Davidson County
Batch# 1415473 DEEDWARR
05/05/2026 08:29:30 AM 4 pgs
Fees: $23.00 Taxes: $4,717.50
20260505-0039900

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00. Affiant Subscribed and sworn to before me, this the 1st day of May, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tyler Sherratt Skelly	Navy Federal Credit Union	118-13-1G-002.00-CO
1002B Grandview Drive	P.O. Box 3326	
Nashville, TN 37204	Merrifield, VA 22119	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EMMA ANDERSON AND DAVID ANDERSON, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER SHERRATT SKELLY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit B of the Homes at 1002 Grandview 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 1002 Grandview Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170418-0037660, Register's Office for Davidson county, Tennessee to which reference is hereby made. The easements, restrictive covenants,conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1002 Grandview Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20170418-0037660 and Bylaws appended thereto as Exhibit "B", said Register's Office,are incorporated herein by reference and made a part thereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Emma Anderson and David Anderson, a married couple by Warranty Deed from Angela Justice, an unmarried woman of record in Instrument No. 20190830-0087906 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on August 30, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1002B Grandview Drive, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of May, 2026.

Emma Anderson

David Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Emma Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of May, 2026.

Notary Public

My Commission Expires: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF _____
COUNTY OF _____

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named David Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of May, 2026.

Notary Public

My Commission Expires:

The address of the herein described property is believed to be 1002B Grandview Drive, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of May, 2026.

Emma Anderson

David Anderson

David Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Emma Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of May, 2026.

Notary Public

My Commission Expires:

STATE OF Virginia
COUNTY OF Chesterfield

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named David Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of May, 2026.

Albert Lamont Johnson

Notary Public

My Commission Expires: 03/31/2028

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Albert Lamont Johnson

REGISTRATION NUMBER
7860470
COMMISSION EXPIRES
March 31, 2028

Notarized remotely online using communication technology via Proof.

True Copy Certification

I, **Tonya Cherry,** 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 the 1 day of May, 2026.

Affiant Signature
Date 5/1/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

