Karen Johnson
Batch # 1449677
07/21/2026 09:41:03 AM
Fees: $18.00 Taxes: $2,275.50
Davidson County
DEEDWARR
3 pgs
20260721-0065727

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

File No. SG-26-2752

STATE OF TENNESSEE
COUNTY OF_____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Logan Andrew Hartline and Jill Marie Hartline	New Owner	
(NAME)	(NAME)	146-04-0-130.00
441 Wauford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I/we, **Luke Skidmore, an unmarried man and Emma Elisabeth Skidmore, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Logan Andrew Hartline and Jill Marie Hartline, husband and wife**, 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 Lot No. 509; on the Plan of Section IX, Caldwell Hall, of record in Book 3300, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Said Lot No. 509 fronts 75 feet on the Westerly side of Wauford Drive and runs back 128.9 feet on the North line and 300.45 feet on the South line to a dead line in the rear on which it measures 204.17 Feet.

Being the same property conveyed to Luke Skidmore and Emma Elisabeth Skidmore, a married couple by Warranty Deed from Gloria Parham, unmarried of record in Instrument No. 20241107-0087032 Register's Office for Davidson County, Tennessee, dated November 07, 2024 and recorded on November 07, 2024.

Luke Skidmore and Emma Elisabeth Skidmore, having taken title as husband

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 17th day of July, 2026.

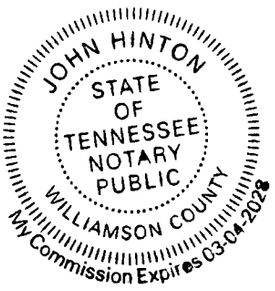
Luke Skidmore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of July, 2026, before me personally appeared Luke Skidmore, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2026.

Notary Signature
My commission expires:



Witness my/our hand this 17th day of July, 2026.

Emma Elisabeth Skidmore

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of July, 2026, before me personally appeared Emma Elisabeth Skidmore, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2026.

Notary Signature
My commission expires: May 8. 2028

