Karen Johnson Davidson County
Batch# 690581 DEEDQC
08/04/2021 02:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210804-0104964

This Instrument Prepared By
and after recording return to:

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Steven K. Wood
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

QUITCLAIM DEED

Name/Address of New Owners:	*Send Tax Bills To*
Tyler R. Skinner, Trustee 200-5 Donald Street Winnipeg, Manitoba, Canada R3L 2T4	Same
Tax Map Parcel No.: 158 06 0 00100	

FOR AND IN CONSIDERATION the receipt and sufficiency of which are hereby acknowledged, I, **TYLER R. SKINNER, TRUSTEE OF THE TWO BRIDLEWAY REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 28, 2017** (the "Grantor"), hereby quitclaim and convey unto, **TYLER R. SKINNER TRUSTEE OF THE LOT 734 REVOCABLE LIVING TRUST DATED SEPTEMBER 5, 2019**, as Amended and Restated on December 31, 2020, his successors and or assigns, with power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, (collectively the "Grantee"), all of my right, title and interest in and to a certain land in Davidson County, Tennessee, being more particularly described on the attached Exhibit "A" (the "Property").:

This is improved property known as 2 Bridleway Trail, Nashville, TN 37215.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Grantor acknowledges that this Deed was prepared from information in prior deeds; that no request was made that Steve K. Wood or Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. perform a title examination; and that neither Steve K. Wood nor Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. shall have any liability for the status of the title to the property or for the accuracy of such information.

[Signature and notary page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29 day of July, 2021.

TYLER R. SKINNER, TRUSTEE

PROVINCE
~~STATE~~ OF MANITOBA)

~~COUNTY OF~~ CANADA)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, **TYLER R. SKINNER, TRUSTEE OF THE TWO BRIDLEWAY REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 28, 2017,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of July, 2021.

NOTARY PUBLIC
My Commission Expires: _____

202108040104964

PROVINCE OF MANITOBA

~~STATE OF TENNESSEE~~)
~~COUNTY OF~~ CANADA)

The actual consideration for this transfer is $ - 0 -

AFFIANT

Subscribed and sworn to before me this 29 day of July, 2021.

NOTARY PUBLIC

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hunterdon, of record in Plat Book 7900, Page 935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler R. Skinner, Trustee of the Two Bridleway Revocable Living Trust Agreement dated March 28, 2017, by deed from Brian Weissmann and wife, Page Weissmann, dated March 29, 2017, recorded on March 30, 2017, of record as Instrument No. 20170330-0030930, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 July 29, 2021 (date of document).

Affiant Signature

8/3/2021

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3RD day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2025

NOTARY'S SEAL

