This Instrument Prepared By:
ROBERT M. PAUTIENUS
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 962777 DEEDWARR
01/20/2023 08:22:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20230120-0004565

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
JEFFREY DANA SKINNER and EMILY CATHARINE COCHRAN SKINNER, Trustees		
SKINNER FAMILY TRUST dated December 1, 2022	SAME AS NEW OWNER	10600014400
1401 S Dickerson Road		
Goodlettsville, Tennessee 37072		

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F).

JEFFREY D. SKINNER

Sworn to and subscribed before me this 16th of January, 2023.

Notary Public

My Commission Expires:

ALLIE STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-28-2026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JEFFREY SKINNER, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to JEFFREY DANA SKINNER and EMILY CATHARINE COCHRAN SKINNER, Trustees of SKINNER FAMILY TRUST, dated December 1, 2022, and any amendments thereto, being more particularly described as follows:

A tract of land referred to hereinafter as tract "A" in the first, formerly Third Civil District of Davidson County, Tennessee, being more fully described as follows: Beginning at an iron pin on the northeasterly margin of Murfreesboro Road, U.S. 41, Tenn. 70-S, at the Westerly corner of the Louise Martinez tract (Book 4413, page 993, Register's Office for Davidson County, Tennessee), said iron pin is northwesterly, a distance of 507.4' from the centerline of Millwood Drive and processing as follows:

1. With the northeasterly margin of Murfreesboro Road, N 45° 45' W, a distance of 145.80' to an iron pin; thence,
2. Severing the land of which this is a part, N 44° 15' E, a distance of 50.16' to and iron pin; thence,
3. N 35° 11'20" E, a distance of 324.25 to an iron pin; thence,
4. S 55° 53' E, a distance of 207.38' to an iron pin; thence,
5. S 34° 07' W, a distance of 284.00' to an iron pin in an old fence line; thence,
6. N 45° 45' W, a distance of 80.00 to and iron pin; thence,
7. S 34° 07' W, a distance of 129.30' to the point of beginning and containing 73,207 square feet or 1.681 acres.

A 25-foot perpetual, non-exclusive easement for Ingress and Egress along the northwesterly side of tract "A", calls 2 and 3 above, and running with the title to tract "A", being more fully described as follows: Beginning at an iron pin in the northeasterly margin of Murfreesboro Road at a point 145.80' from the point of beginning of the above-described tract of land herein conveyed and proceeding as follows:

1. N 45° 45' W, a distance of 25.00' to a point; thence,
2. N 44° 15' E, a distance of 48.18' to a point; thence,
3. N 35° 11'20" E, a distance of 321.80' to a point; thence,
4. S 55° 53' E, a distance of 25.00' to a iron pin; thence,
5. S 35° 11'20" W, a distance of 324.25', to an iron pin; thence,
6. S 44° 15' W, a distance of 50.16', to the point of beginning and containing 9,305 square feet or 0.214 of an acre.

Reserved therefrom is a perpetual, non-exclusive 25-foot Ingress and Egress Easement in favor of Judy's Foods, Inc., along the Northwesterly side of tract "A", calls 2 and 3 above, being more fully described as follows: Beginning at an iron pin in the northeasterly margin of Murfreesboro Road at a point 145.80' from the point of beginning of the above described tract of land herein conveyed and proceeding, as follows: 1. N 44° 15' E, a distance of 50.16' to an iron pin; thence, 2. N 35° 11' 20" E, a distance of 324.25' to an iron pin; thence, 3. S 55° 53' E, a distance of 25.00' to a point; thence, 4. S 35° 11' 20" W, a distance of 326.70' to a point; thence, 5. S 44° 15' W, a distance of 52.14' to a point on the northeasterly margin of Murfreesboro Road; thence, 6. N 45° 45' W, a distance of 25.00' to the point of beginning and containing 9,416 square feet or 0.216 of an acre.

All the above is described by a survey of Ragan-Smith & Associates, Inc., dated July 5, 1979.

Being the same property conveyed to Jeffrey Skinner, from Unico TN, LLC, MB Pike Series, a Delaware limited liability company, by Warranty Deed dated September 25, 2020, of record in Instrument Number 20200928-0111168, Register's Office for Davidson County, Tennessee.

The foregoing description is taken from the prior deed of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 I as GRANTOR do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

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

This is improved property known as: 902 Murfreesboro Pike, Nashville, Tennessee 37217

WITNESS MY HAND this January 16th, 2023.

JEFFREY SKINNER

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY SKINNER, and with whom I am personally acquainted, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this January 16 2023.

Allie Stevens
NOTARY PUBLIC

My Commission Expires:

