Karen Johnson Davidson County
Batch# 1043681 DEEDWARR
08/29/2023 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230829-0067477

THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns, Esq.
SPENCER FANE LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Two Black Dogs Trust 6610 Sussex Circle Nashville, Tennessee 37205	Same	115 06 0 068.00

KNOW ALL MEN BY THESE PRESENTS that, **COLIN PHILIP LEANE SKIPP and wife, LAUREN HILL SKIPP,** as tenants by the entirety, hereinafter "Grantors", do hereby transfer and convey unto **THE TRUSTEES OF TWO BLACK DOGS TRUST U/TA/ DATED AUGUST 9, 2023,** created pursuant to Tennessee Code Annotated Section 35-15-510 and such Section shall apply to the property being transferred hereunder, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Section Six, West Meade Hills, of record in Book 3106, Page 138, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 159 fonts 95.57 feet on the northerly side of Sussex Drive and extends back 224.31 feet on the westerly line and 252 feet on the easterly line to a dead line in the rear, which is a broken line, measuring 203.4 feet.
>
> Being the same property conveyed to Colin Philip Leane Skipp and wife, Lauren Hill Skipp, by deed from Tony Blair Giles and Connie Ellen Giles, Successor Co-Trustees of the Giles Joint Revocable Living Trust Agreement U/A/D September 17, 2001, of record in Instrument No. 20200317-0029293 Register's Office for Davidson County, Tennessee.
>
> This is improved property known 6610 Sussex Circle, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 9th day of August, 2023.

GRANTORS:

COLIN PHILIP LEANE SKIPP

LAUREN HILL SKIPP

STATE OF TENNESSEE)
COUNTY OF (WILLIAMSON))

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared COLIN PHILIP LEANE SKIPP and LAUREN HILL SKIPP, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of AUGUST 2023.

Notary Public

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/23/27

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(a)(1)(C). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(a)(1)(E).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry 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 August 9, 2023 (date of document).

Affiant Signature

8/10/2023
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10 day of August, 2023

Michelle Gooden
Notary's Signature

My Commission Expires: 9/7/26.

