WARRANTY DEED

Karen Johnson Davidson County
Batch# 1053316 DEEDWARR
09/22/2023 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $17,945.00
20230922-0074737

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF Sept., 2023

Notary Public

MY COMMISSION EXPIRES: 10.20.24

(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

MST 2023-1044

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Coulson, Trustee of The Robert A. Coulson Living Trust dated June 17, 2020	New Owners at	159-16-0-006.00
(NAME)	(NAME)	
128 Woodward Hills Place	9423 Big Ham Ridge	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, WE, **Michael A. Skinner and wife, Stephanie A. Skinner,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert A. Coulson, Trustee of the Robert A. Coulson Living Trust dated June 17, 2020,** HEREINAFTER CALLED THE GRANTEES, 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. 6 on the Revised Final Plat of Woodward Hills of record in Plat Book 9700, Page 900, as amended in Book 11766, Page 32, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael A. Skinner and wife, Stephanie A. Skinner by Warranty Deed from Reynolds Properties & Renovations, LLC, a Tennessee limited liability company of record in Instrument Number 20040528-0063344, in the Register's Office for Davidson County, Tennessee, dated May 26, 2004 and recorded on May 28, 2004.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 900, as amended in Book 11766, Page 32, in the Register's Office for Davidson

County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11643, Page 319, as amended in Book 11766, Page 32, Book 11766, Page 34 and Instrument Number 20000621-0061752, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument Number 20000502-0043931, in the Register's Office for Davidson County, Tennessee. Charter for Woodward Hills Homeowners Association of record in Instrument Number 20000502-0043930, in the Register's Office for Davidson County, Tennessee. Subject to Right of Way and Wagon Road Easement of record in Book 433, Page 326 and Book 1307, Page 301, in the Register's Office for Davidson County, Tennessee. Graveyard and Right of Ingress and Egress of record in Book 482, Page 675, in the Register's Office for Davidson County, Tennessee

This property, known as 128 Woodward Hills Place, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 19th DAY OF Sept, 2023.

Michael A. Skinner

Stephanie A. Skinner

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michael A. Skinner and wife, Stephanie A. Skinner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of September, 2023.

Notary Public

My commission expires: 7/20/2024

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, Yvette Meldrum, 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 Sept. 20, 2023

9/20/23

Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of September, 2023

Notary's Signature

10.20.24

My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024