This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1097626 DEEDQC
02/05/2024 07:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240205-0007675

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Skara Brae, LLC	Truxton Trust	117-10-0-028.00
1310 6th Avenue North	P. O. Box 158427	
Nashville, TN 37208	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Sandra L. Knox** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Skara Brae, LLC**, a Tennessee limited liability company, its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13 of Block No. 4 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said county. Said Lot No. 13 fronts 202.2 feet on the easterly side of Echo Hill Road and runs back 420.3 feet on the northerly line and 376 feet on the southerly line to the westerly line of Lot No. 16, measuring 141.2 feet thereon.
>
> Being the same property conveyed to Sandra L. Knox by Warranty Deed from Elizabeth M. Regen, married, dated December 9, 2016, and of record in Instrument No. 20161213-0130432, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409 is $-0-.

Subscribed and sworn to before me this the 1st day of February, 2024.

Affiant

Notary Public

My Commission Expires: 5/9/2026

SUSAN R NEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

This is improved property known as 3504 Echo Hill Rd., Nashville, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 1st day of February, 2024.

SANDRA L. KNOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra L. Knox, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 1st day of February, 2024.

Notary Public

My Commission Expires: 5/9/2026

SUSAN R NEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Sarah Arick, 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 February 1, 2024.

Date: 02/02/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on February 2, 2024.

Notary Public: J. D. Payne
My Commission Expires: 03/03/2026

