Karen Johnson Davidson County
Batch # 1239446 DEEDQC
02/21/2025 08 35 17 AM 3 pgs
Fees $17 00 Taxes $0 00
20250221-0012743

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
THE RUSSELL AND TRACEY SKINNER REVOCABLE TRUST 2413 Valley Brook Road, Unit A Nashville, TN 37215	Same as New Owner	117-09-0D-001.00-CO

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, Tracey Skinner and Russell Skinner, wife and husband, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of **THE RUSSELL AND TRACEY SKINNER REVOCABLE TRUST, under trust agreement dated January 22, 2025, as amended,** and their successors, heirs and assigns. The real estate is described as follows:

> Being Unit A, of City Farm Townhouses, a planned unit development created under Title 66, Chapter 27, Section 101 et seq., Tennessee Code Annotated, and as established by instrument of record in Book 7354, Page 711, as amended in Book 8010, Page 699, and as further amended by Declaration of Covenants, Conditions and Restrictions, of record in Book 8362, Page 322, as amended in Book 8496, Page 87, Register's office of Davidson County, Tennessee. Reference is hereby made to Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions, as amended, for a more complete identification and description of said Parcel, which is further shown as Unit A and Private Element Parcel 1.
>
> Being the same property conveyed to Tracey Skinner and Russell Skinner, wife and husband, by Warranty Deed from Mark D. Cannon and Julie A. Wong, Co-Trustees, and their successors in trust, of the Cannon Power of Appointment Trust dated August 17, 2010, dated April 10, 2024, recorded April 12, 2024 of record in Instrument No. 20240412-0026014, in the Register's Office of 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.

The provisions of Tennessee Code Annotated Section 35-15-510 shall apply to this property or its proceeds.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 22nd day of January, 2025.

Affiant

Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13 2025

This is improved property known as: 2413 Valley Brook Road, Unit A, 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 our hands this the 22nd day of January, 2025.

RUSSELL SKINNER

TRACEY SKINNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUSSELL SKINNER,** 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 22nd day of January, 2025.

Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TRACEY SKINNER**, 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 22nd day of January, 2025.

Notary Public

My Commission Expires:_____

