This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
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Karen Johnson Davidson County
Batch# 1334830 DEEDQC
10/16/2025 12:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251016-0082432

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
ECS Trust 4413 Lone Oak Rd. Nashville, TN 37215	Same	131 07 0 080.00

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, William Eric Skinner and Carol H. Skinner, husband and wife ("**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 William E. Skinner and Carol H. Skinner, as Co-Trustees of the ECS Trust, its successors and assigns.

TRACT ONE: Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Lone Oak Heights, as of record in Book 1424, Page 2, Register's Office for said County. Said Lot No. 17 fronts 95.8 feet on the southerly side of Glendale Lane and runs back between lines 248.4 feet on the westerly line and 225.7 feet on the easterly line, to a dead line, measuring 150 feet thereon.

TRACT TWO: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly part of Lot No. 16 on the Map of Lone Oak Heights, as of record in Book 1424, Page 2, Register's Office for said County, and described according to a copy of a survey thereof, made by James A. Hamilton, Jr., May 30, 1949, as follows:

Beginning at a concrete monument in the southwesterly margin of Lone Oak Road, at the comer of Lots Nos. 16 and 17; thence with the line between said lots, southwesterly 248.4 feet to a point; thence northwesterly 40.5 feet to a point; thence northeasterly 253.83 feet to an iron pin in the southwesterly margin of Lone Oak Road; thence with the margin of the same, southeasterly 40.1 feet to the point of beginning.

BEING the same property conveyed to William Eric Skinner and Carol H. Skinner, husband and wife, from Ben H. McCarthy, and wife, Karen R. McCarthy by Warranty Deed dated May 15, 1998 and recorded on May 18, 1998, in Book 10935 Page 984, 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. Tennessee Code Annotated § 35-15-510 shall apply to the property or its proceeds.

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 16th day of October, 2025.

Affiant

Notary Public

My Commission Expires:

This is improved property known as 4413 Lone Oak 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 our hands this the 16th day of October, 2025.

William Eric Skinner

Carol H. Skinner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Eric Skinner and Carol H. Skinner, the within named Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 16th day of October, 2025.

Notary Public

My Commission Expires:

Certificate of Authenticity

I, R. Whitney Boyd, 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 October 16, 2025.

Date: 10/16/2025

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on October 16, 2025.

Notary Public: Brandon Boyd

My Commission Expires:

BRANDON BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 07, 2027