WARRANTY DEED

Karen Johnson Davidson County
Batch# 1393951 DEEDWARR
03/17/2026 12:42:30 PM 4 pgs
Fees: $23.00 Taxes: $3,792.50
20260317-0021259

File No. KS-26-1456

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Russ Skinner and Tracey Skinner	**New Owner**	
(NAME)	(NAME)	
2017 Sweetbriar Avenue	**Property**	104-15-0-453.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, I/we, **Mathieu William Etchart and Nancy Lee Etchart, Trustees of The Four Sisters Revocable Living Trust dated June 20, 2017**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russell Skinner and Tracey Skinner, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 18 on the Plan of Resubdivision of T.W. Crutcher & Co.'s Plat of Jacob Hostetter's Subdivision - of Lots No. 1, 2 & 3 Bain Tract of record in Plat Book 843, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mathieu Etchart and Nancy Etchart by Warranty Deed from Jonathan Todd Greene and wife, Rusti A. Meng, husband and wife of record in Instrument No. 20140908-0082001 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 08, 2014.

Being the same property conveyed to Mathieu William Etchart and Nancy Lee Etchart, Trustees of the Four Sisters Revocable Living Trust dated June 20, 2017 by Quitclaim Deed from Mathieu Etchart and Nancy Etchart of record in Instrument No. 20170822-0086080 Register's Office for Davidson County, Tennessee, dated August 17, 2017 and recorded on August 22, 2017.

This is property more commonly known as 2017 Sweetbriar Avenue, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 11th day of March, 2026.

The Four Sisters Revocable Living Trust
dated June 20, 2017

By: Nancy Lee Etchart
Nancy Lee Etchart, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2026, before me personally appeared Nancy Lee Etchart, Trustee of The Four Sisters Revocable Living Trust dated June 20, 2017, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Witness my/our hand this 11th day of March, 2026.

The Four Sisters Revocable Living Trust
dated June 20, 2017

By: Mathieu William Etchart – Trustee
Mathieu William Etchart, Trustee

STATE OF ARIZONA
COUNTY OF Maricopa

On this 11th day of March, 2026, before me personally appeared Mathieu William Etchart, Trustee of The Four Sisters Revocable Living Trust dated June 20, 2017, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2026.

Notary Signature
My commission expires: 2.6.28

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #661012
Expires 02/06/2028

Certificate of Authenticity

I, Krystal Schuster, 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 3/4/26.

Date

Affiant Signature

3/4/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of March, 20 26.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)