WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2026.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 1-21-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Luke Skaggs and Molly Skaggs	Truist	149-04-0-183.00
(NAME)	(NAME)	
2621 Ravine Drive	1001 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Ingrid Revocable Living Trust dated June 26, 2020, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Molly E. Skaggs and Daniel Luke Skaggs, wife and husband, hereinafter called the GRANTEE(S), his/her/their 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. 358 on the Plan of Edge-O-Lake Estates, Section IX, as of record in Book 3700, Page 131, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 358 fronts 80 feet on the southwesterly side of Ravine Drive and extends back between parallel lines 147.50 feet to a dead line.

Being the same property conveyed to Alfred G. Fidler and wife, Ingrid F. Fidler by Warranty Deed from V. V. Van Meter and wife, Charlotte Van Meter, dated 08/23/1976, of record in Book 5061, Page 557, Register's Office for Davidson County, Tennessee.

The said Alfred G. Fidler died on 12/08/2014, leaving the said Ingrid F. Fidler the sole surviving tenant by the entirety.

Being the same property conveyed to Ingrid F. Fidler, Trustee of the Ingrid F. Fidler Revocable Living Trust dated June 26, 2020 by Quitclaim Deed from Ingrid F. Fidler, a widowed woman, dated 06/26/2020, of record in Instrument No. 20200819-0093399, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

File No.: 2919044
Warranty Deed TN

Karen Johnson Davidson County
Batch# 1428352 DEEDWARR
06/05/2026 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260605-0051072

202606050051072

unimproved ☐

This is improved ☒ 2621 Ravine Drive, Nashville, TN 37217

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of June, 2026.

Ingrid Revocable Living Trust dated June 26, 2020

Ingrid F. Fidler

Ingrid F. Fidler, Trustee

State of Tennessee
County of Wilson

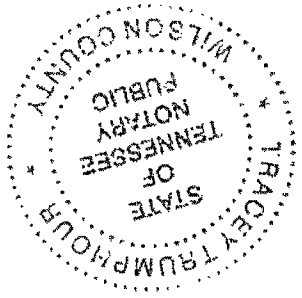
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ingird F. Fidler, Trustee of the Ingrid F. Fidler Revocable Living Trust dated June 26, 2020 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 3rd day of June 2026.

Notary Public:

My Commission Expires: 1.31.29

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148



202606050051072

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 6/3/26 (date of document).

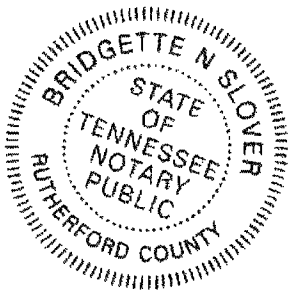
Affiant Signature

6/4/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4th day of June, 2026.



Notary Signature

My Commission Expires: 01/21/2029