Karen Johnson
Batch # 1455590
08/04/2026 11:54:57 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260804-0071678

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 LUKE RICHARD SKIDMORE, AFFIANT Subscribed and sworn to before me, this 29 day of July 2026. Maria Guillen NOTARY PUBLIC My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
LUKE R. SKIDMORE, TRUSTEE 3731 Hydes Ferry Road Nashville, Tennessee 37218	New Owner	Map and Parcel No.: 069-16-0-040.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Luke Richard Skidmore**, ("Grantor") do hereby quitclaim, transfer and convey unto **Luke R. Skidmore, Trustee of the Luke R. Skidmore Revocable Trust, dated June 5, 2026**, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3731 Hydes Ferry Road, Nashville, Tennessee 37218, and more particularly described as follows:

Land situated in Davidson County, Tennessee:

Beginning in the center of Old Hydes Ferry Pike 150 feet southeasterly from the northerly corner of the property conveyed to M.A. Jones and wife, Nora Jones, by deed from L.A. Jones and wife, of record in book 821, page 419, Register's Office for said county; thence with the said M.A.

Jones' southeasterly boundary line south 54 degrees west 150 feet to a point on the northeast boundary line of the property conveyed to Mosco W. Brown and wife, Sarah D. Brown by deed from Johnnie C. Malone, of record in book 1733, page 231, said Register's Office; thence with the said Mosco W. Brown's said northeast boundary line south 36 degrees east 100 feet to the southerly corner of a stone wall; thence north 54 degrees east 150 feet to the center of Old Hydes Ferry Pike; thence with the center of said Old Hydes Ferry Pike north 36 degrees west 100 feet to the beginning.

Being the same property conveyed to Luke Richard Skidmore, an unmarried man, from Cathleen Davidson, Executrix of the Estate of Theo Delores Phillips, deceased, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20141209-0112846.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 29 day of July 2026.

Luke Richard Skidmore, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Luke Richard Skidmore**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of July 2026.

Notary Public

My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030