Karen Johnson Davidson County
Batch# 1480246 DEEDQC
10/02/2026 09:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261002-0090924

This Instrument Prepared By:
Marshall T. Cook
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
902 Murf, LLC 902 Murfreesboro Pike Nashville, TN 37217	Same	106 00 0 144.00

FOR AND IN CONSIDERATION of good and valuable consideration the receipt and sufficiency of which is acknowledged, we, Jeffrey Dana Skinner and Emily Catharine Skinner, Trustees of the Skinner Family Trust (the "Grantor"), do hereby quitclaim, transfer and convey all of my interest in and to the following described property to 902 Murf, LLC, a Tennessee limited liability company, (the "Grantee"), said property being certain tracts or parcels of land in the County of Davidson, State of Tennessee, and more particularly described as:

A tract of land referred **to hereinafter as tract "A" in the first,** formerly **Third Civil District of Davidson County, Tennessee, being more fully described as follows:** Beginning **at an iron pin on the** northeasterly margin of Murfreesboro Road, U.S. 41, Tenn. 70-S, at the Westerly corner of the Louise Martinez tract (Book 4413, page 993, Register's Office for Davidson County, Tennessee), said iron **pin is** northwesterly**, a distance of 507.4' from the** centerline **of Millwood Drive** and processing **as follows:**

1. **With the** northeasterly margin of Murfreesboro Road, **N 45° 45' W, a distance of 145.80' to an iron pin;** thence,
2. **Severing the land of which this is a part, N 44° 15' E, a distance of 50.16' to and iron pin;** thence,
3. **N 35° 11'20" E, a distance of 324.25 to an iron pin; thence,**
4. **S 55° 53' E, a distance of 207.38' to an iron pin; thence,**
5. **S 34° 07' W,** a distance **of 284.00' to an iron pin in an old fence line; thence,**
6. **N 45° 45' W, a distance of 80.00 to and iron pin; thence,**
7. **S 34° 07' W, a distance of 129.30' to the point of beginning and containing 73,207 square feet or 1.681 acres.**

A 25-foot perpetual, non-exclusive easement **for** Ingress **and Egress** along the northwesterly **side of tract "A", calls 2 and 3 above,** and running **with the title to tract "A", being more fully** described **as follows:** Beginning **at an iron pin in the** northeasterly **margin of** Murfreesboro **Road at a point 145.80' from the point of beginning of the** above-described **tract of land herein conveyed** and proceeding **as** follows:

1. **N 45° 45' W, a distance of 25.00' to a point; thence,**
2. **N 44° 15' E, a distance of 48.18' to a point; thence,**
3. **N 35° 11'20" E, a distance of 321.80' to a point; thence,**
4. **S 55° 53' E, a distance of 25.00' to a iron pin; thence,**
5. **S 35° 11'20" W, a distance of 324.25', to an iron pin; thence,**
6. **S 44° 15' W, a distance of 50.16', to the point of beginning and containing 9,305 square feet or 0.214 of an acre.**

Reserved therefrom is a perpetual, non-exclusive 25-foot Ingress and Egress Easement in favor of Judy's Foods, Inc., along the Northwesterly side of tract "A", calls 2 and 3 above, being more fully described as follows: Beginning at an iron pin in the northeasterly margin of Murfreesboro Road at a point 145.80' from the point of beginning of the above described tract of land herein conveyed and proceeding, as follows: 1. N 44° 15' E, a distance of 50.16' to an iron pin; thence, 2. N 35° 11' 20" E, a distance of 324.25' to an iron pin; thence, 3. S 55° 53' E, a distance of 25.00' to a point; thence, 4. S 35° 11' 20" W, a distance of 326.70' to a point; thence, 5. S 44° 15' W, a distance of 52.14' to a point on the northeasterly margin of Murfreesboro Road; thence, 6. N 45° 45' W, a distance of 25.00' to the point of beginning and containing 9,416 square feet or 0.216 of an acre.

All the above is described by a survey of Ragan-Smith & Associates, Inc., dated July 5, 1979.

BEING the same property conveyed to the Skinner Family Trust from Jeffrey Skinner, pursuant to Warranty Deed dated January 16, 2023, of record at Instrument Number 20230120-0004565, in the Register's Office for Sumner County, Tennessee.

The above legal descriptions are the same as those contained in the previous deeds of record.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens, covenants, restrictions and encumbrances of record.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 28 day of September, 2026.

JEFFREY DANA SKINNER.,
Trustee of Skinner Family Trust

EMILY CATHARINE SKINNER.,
Trustee of Skinner Family Trust

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, a Notary Public in and for said County and State, aforesaid, personally appeared Jeffrey Dana Skinner and Emily Catharine Cochran Skinner , the within named bargainors, 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 as Trustee of the Skinner Family Trust for the purposes therein contained.

WITNESS my hand and seal, at the office in Williamson, County, Tennessee, this 28 day of September, 2026.

NOTARY PUBLIC

My Commission Expires: 11-21-2027

CASEY CLEVENGER
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~ Williamson)

This instrument is exempt from any and all transfer taxes pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi), as a transfer by the trustee of a revocable living trust back to the same transferor, and valuation unto pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(E).

Affiant

Sworn to and subscribed before me
This 28 day of September, 2026.

Notary Public

My Commission Expires: 11-21-2027

CASEY CLEVENGER
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Marshall T. Cook, 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 Sept 28, 2026.

Affiant Signature

10.01.26
Date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 1st day of October, 2026.

Notary's Signature

My Commission Expires: 6.20.28.

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY