BILL GARRETT, Davidson County
Trans:T20110061924 DEEDQC
Recvd: 10/05/11 09:21 2 pgs
Fees:12.00 Taxes:0.00
20111005-0077087

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Joy Lynn Arnold, Trustee
Joy Lynn Arnold Revocable
Living Trust Agreement
5026 Regent Drive
Nashville, TN 37220

Send Tax Bills To:
Same

Map and Parcel No.
Map 62 09
Parcel 19.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Joy Arnold, unmarried**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Joy Lynn Arnold, Trustee, Joy Lynn Arnold Revocable Living Trust Agreement dated September 29, 2011** ("Grantee"), all of her one-third (1/3) interest as Tenant in Common in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being the south 20 feet of Lot No. 19 and all of Lot No. 20 and 21, on the Plan of Riverwood Subdivision, of record in Book 547, page 62, said Register's Office.

The south 20 feet of Lot No. 19 and all of Lot Nos. 20 and 21 front together 220 feet on the westerly side of a 30 foot Avenue and extends back 272 feet, more or less, on the northerly line and 254 feet on the southerly line to a line in the rear which measures 220 feet thereon.

Included in the above description, but excluded therefrom is Cedarwood Drive now located.

The property is subject to the restriction that each residence constructed on that portion being part of Lot 19 and 20 of the said Riverwood Subdivision, and on that portion being Lot No. 21 shall contain not less than 1750 square feet. This restriction shall run with the land.

Being the same property conveyed to **Susan Reeves, Joy Arnold and Jerri Arnold** in equal shares by Affidavit of Heirship dated December 29, 2010 from **David Arnold** as a result of the death of **Betty Abernathy Arnold** (Deceased November 28, 2010), of record in Instrument No. 20110121-0006129, Register's Office for Davidson County, Tennessee. This further being the same property conveyed to **James C. Arnold and wife, Betty A. Arnold**, by Warranty Deed from **Ruby G. Bateman Uthman**, dated June 30, 1988, of record in Book 7588, Page 71, Register's Office for Davidson County, Tennessee. **James C. Arnold** predeceased his wife, **Betty A. Arnold**, resulting in the property being vested in **Betty A. Arnold** as surviving tenant

by the entirety.

This is improved property known as **3739 Cedarwood Drive, Nashville, Tennessee 37216**.

***Joy Arnold** and **Joy Lynn Arnold** are one and the same person.

***Betty A. Arnold** and **Betty Abernathy Arnold** are one and the same person.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 29th day of September, 2011.

Joy Arnold

Joy Arnold

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Joy Arnold**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2011.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/6/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Joy Arnold

Affiant

Sworn to and subscribed to before me, this the 29th day of September 2011.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/6/2011