PREPARED BY:
BRIDGEHOUSE TITLE, LLC
342 Cool Springs Blvd., Ste. 202
Franklin, TN 37067

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

Affiant:

Notary Public:

My Commission Expires:

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Janet Arnold	American Financing Corp.	086-12-0-B-041.00 CO
1321 Sula Dr.	3045 South Parker Road #200	
Hermitage, TN 37076	Aurora, CO 80014	

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Janet Arnold, a married woman**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **Janet Arnold and Jennifer Arnold, joint tenants with rights of survivorship**, (hereinafter referred to as "**GRANTEE**") their heirs and assigns, in and to the following described tract of land:

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

Being Unit 41 as shown in Exhibit A-1 of the Declarations of Covenants, Conditions, and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, as amended in Instrument No. 20161123-0124072 and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the same property conveyed to Southeastern Development Enterprise LLC, by Warranty Deed from The Estate of Bessie Lee Ewin, Davidson County Probate Court Docket Number 10P1607, by Marilyn B. Bryant Co-executor and Al C. Ewin Jr. Co-executor, Mary V. Ewin, Doyle A. Brooks, Dorothy C. Mitchell, Alma L. Stinson, George W. Brooks, Carrie B. Washington, James Clayton Brooks, By Al Ewin, Jr., Attorney In Fact, dated June 9, 2014, of record in Instrument No. 20140613-0051741, Register's Office for Davidson County, Tennessee.

AND Being the same property conveyed to Janet Arnold, a married woman by Warranty Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company, of record in Instrument No. 20171206-0124221, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 109607 DEEDQC
06/27/2018 02:37:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180627-0062116

The above tract is subject to all Easements, Restrictions, Covenants of Record and to the findings of a title report.

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

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

This is improved property known as: 1321 Sula Dr., Hermitage, TN 37076.

IN WITNESS WHEREOF, this document was executed this 15th day of June, 2018.

Janet Arnold

Janet Arnold

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Janet Aronold, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of June, 2018.

Notary Public

My Commission Expires:

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022