Karen Y Johnson Davidson County
Batch# 137762 DEEDQC
09/06/2018 04:20:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180906-0088583

Quitclaim Deed

The actual consideration or value for this transfer is $ -0- exempt

Jacquelyn V. Walker
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 6th day of September, 2018.

NOTARY PUBLIC
My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This Space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
NICOLE ARNOLD and TIFFANY ARNOLD, J.T.R.O.S. 4929 Ottenville Ave. Antioch, Tennessee 37013	New Owner	163 00 0/ 008.00

In further fulfillment of the terms of Paragraph 14.4 of the **The Arnold Family Revocable Trust, u/a/d 12/07/2006**, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JACQUELYN V. WALKER**, Trustee of **The Arnold Family Revocable Trust, u/a/d 12/07/2006**, the GRANTOR herein, as authorized by Paragraph 7.4 of the Trust instrument, as further described in the Abstract of Trust of record as Instrument #20180424-0038518 R.O.D.C.,TN., by these presents do transfer, QuitClaim and convey unto:

NICOLE ARNOLD and TIFFANY ARNOLD, as **Joint Tenants with Rights of Survivorship**, NOT as Tenants in Common, (See: **Bryant** 522 S.W.3d 392, (Tenn. 2017)), the GRANTEES herein, their heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in the 2ND formerly the 5TH Civil district of Davidson County, Tennessee, Being Lots No. 25 & 26 of Shields Antioch Lands as shown of record in [plat] Book 57, page 111, Register's Office for Davidson County, Tennessee.

Said Lots 25 & 26 join each other and front 100 feet on Ottenville Ave., and run back between parallel lines 178 feet.

BEING all the same property conveyed to The Arnold Family Revocable trust, dated December 7, 2006, by deed from Vera L. Arnold, un-married, of record as **Instrument #20070322-0035049**, Register's Office for Davidson County, Tennessee. The said Vera L. Arnold having died 12/19/2017, making Jacquelyn V. Walker the Successor Trustee as further confirmed and established by the Abstract of Trust of record as Instrument #20180424-0038518, Register's Office for Davidson County, Tennessee, authorizing her Trustee, JACQUELYN V. WALKER, authority to execute any document necessary to transfer real property.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2018.

This is improved property known as: 4929 Ottenville Ave., Antioch, TN 37013.

Witness my hand this 6th day of September, 2018.

The Estate of The Arnold Family Revocable Trust, u/a/d, 12/07/2006

By: JACQUELYN V. WALKER, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named JACQUELYN V. WALKER, the Trustee for The Arnold Family Revocable Trust, u/a/d, 12/07/2006, 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 such Trustee, on behalf of the Trust for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 6th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 05/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

QUITCLAIM DEED

From: The Arnold Family Revocable Trust, u/a/d, 12/07/2006

To: NICOLE ARNOLD and TIFFANY ARNOLD, , as Joint Tenants with the Rights of Survivorship.

Property:

4929 Ottenville Ave. Antioch, TN. 37013

This Instrument was Prepared by:

Johnny Ellis
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory TN. 37138
(615) 847-2000

www.ljelaw.com