Quitclaim Deed

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

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 IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This space for Register of Deeds

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

20180906-0088585

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.
CARLETTA WALKER, et.al. ROS, and DEVIN ARNOLD 4946 Ottenville Ave. Antioch, Tennessee 37013	New Owner	149 00 0/ 045.00

In further fulfillment of the terms of Paragraph 14.4(1,2) 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:

DEVIN ARNOLD, a **51%** interest in the whole held in Fee Simple, and **CARLETTA WALKER**, and **CARLILN P. WALKER**, a **49%** interest in the whole held 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 Civil district, formerly the 5TH, of Davidson County, Tennessee, located on the westerly side of Moss road, Antioch, Tennessee, as described according to a survey of the Subdivision of the Collier property, made on December 1977 by F.W. Harbison & Associates, surveyors, as follows:

Beginning at a point located in the Westerly margin of Moss road, corner to Parcel No. 1 of said division, said point being located North 1° 51' East 686.74 feet from the Northeast corner of the C.A. York property on said margin; running thence with the Northerly margin of said parcel No. 1, North 86° 51' west 520.8 feet to a point in the Easterly line of the C.A. York property; thence, with York's Easterly line, North 1° 30' West 500.16 feet to a point, corner to the York property in the Southerly line of the Weldon Kidd property; thence with the Southerly line of the Kidd property, South 86° 51' East 430 feet to the Northwest corner of the Collier family cemetery; thence South 1° 51' West 40 feet, with the Westerly line of said cemetery to a point; thence South 86° 51' East 120

feet, with the Southerly line of said cemetery, to a point in the Westerly margin of Moss road; thence with the Westerly margin of said Road, South 1° 51' 460.26 feet to the beginning, containing 5.89 acres, more or less.

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 #20070322-0035044**, 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 above description is the same as in the previous deed of record.

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, Assignment of Lease at Instrument #20110627-0048950.

This is improved property known as: 4231 Moss Rd.., 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 J. Ellis, 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: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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