THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

Karen Y Johnson Davidson County
Batch# 181104 DEEDQC
01/07/2019 10:06:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190107-0001458

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Matt Arnett 124 Two Mile Pike Goodlettsville, TN 37072	Same	026-01-0-106.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ARNETT BUILT LLC, a Tennessee limited liability company ("Grantor"), by these presents, transfers and conveys unto MATT ARNETT, a resident of the State of Tennessee ("Grantee"), his successors and/or assigns, all of its rights, title and interests in and to that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

LAND in Davidson County, Tennessee, Lot No. 2, on the Plan of Final Plat of the Bobby J. Goad, Sr. Property, as shown on the plat of record as Instrument No. 20121126-0107770, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Arnett Built LLC, a Tennessee limited liability company, by deed from Alpha Enterprises, Inc., a Tennessee corporation, of record as Instrument No. 20170417-0036731, said Register's Office.

The Subject Property is improved property known as 124 Two Mile Pike, Goodlettsville, Tennessee 37072. The Subject Property is conveyed to Grantee, his successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

IN WITNESS WHEREOF, I have hereunto set my signature, to be effective as of the 31st day of December, 2018.

GRANTOR:

ARNETT BUILT LLC

By:_____
Matt Arnett, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Matt Arnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of ARNETT BUILT LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 3 day of January, 2019.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

_____
Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this transfer is Ten and 00/100 Dollars ($10.00).

_____
AFFIANT

Sworn to and subscribed before me, this 3 day of January, 2019.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

_____
Notary Public

My Commission Expires: 11/22/21