Karen Johnson Davidson County
Batch# 347987 DEEDQC
01/24/2020 09:44:27 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200124-0008781

PREPARED BY:

MICHAEL M. CASTELLARIN
95 WHITE BRIDGE ROAD, SUITE 509, CAVALIER BUILDING
NASHVILLE, TN 37205-1427
(615) 356-8130 - (615) 356-8138 (fax)

QUITCLAIM DEED
TO CREATE SURVIVORSHIP INTERESTS

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers:
Kathy A. Arnold 408 Gen. George Patton Road Nashville, TN 37221	Kathy A. Arnold 408 Gen. George Patton Road Nashville, TN 37221	09016017000
Lisa M. Bennett 100 Hunters Run Nashville, TN 37209		
Artis W. Elrod 510 Scholarship Drive Nashville, TN 37209		

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, mutual promises, and other good and valuable consideration the receipt of which is hereby acknowledged, by these presents we, Kathy A. Arnold, Lisa M. Bennett, and Artis W. Elrod, as tenants in common, do hereby quitclaim and convey unto Kathy A. Arnold, Lisa M. Bennett, and Artis W. Elrod, as joint tenants with the right of survivorship, all our right, title and interest in and to the following described tract of land, it being the express purpose of the grantors to create a joint tenancy with the right of survivorship for Kathy A. Arnold, Lisa M. Bennett, and Artis W. Elrod, in and to the entire interest in the property previously held by the grantors as tenants in common, and to create a right of survivorship pursuant to T.C.A. § 66-1-107:

> Land in Davidson County, Tennessee, being Lot No. 391 on the Map of Charlotte Park Subdivision, Section V, as of record in Book 2663, page 111, Register's Office for Davidson County, Tennessee.
>
> Beginning at a point in the southwesterly margin of Scholarship Drive; thence with said drive southwesterly 80.2 feet, and continuing 26.6 feet to a point; thence around a curve in a southerly direction 39.3 feet to a point in the northwesterly margin of Achievement Drive; thence with said drive southwesterly 89.8 feet to a point; thence north 51 degrees, 48 minutes west, 123 feet to a point; thence north 38 degrees 17 minutes east, 120 feet to the beginning.

Being the same property conveyed to Ravenell Elrod by deed of record in Book 2992, page 431, Register's Office for Davidson County, Tennessee. Ravenell Elrod having died on August 26, 2019, her Last Will and Testament was admitted for probate to establish muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, Case No: 19P1645. The order to admit will to establish muniment of title was recorded as instrument number 20191010-0103898, and the will was recorded as instrument number 20191010-0103899, in the Register's Office for Davidson County, Tennessee to establish the ownership of Kathy Arnold, Lisa Bennett and Artis W. Elrod, to the real property at 535 Achievement Drive, Nashville, Tennessee 37209.

This is improved property known as **535 Achievement Drive, Nashville, Tennessee 37209**.

This instrument is exempted from transfer tax and the requirement for a valuation oath pursuant to *Tennessee Code Annotated* § 67-4-409(a)(4) and (5).

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including the equitable and statutory rights of redemption.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 21 day of January, 2020.

KATHY ARNOLD, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, **Kathy Arnold**, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of January, 2020.

Notary Public

My Commission Expires: 3-8-22

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lisa M. Bennett

LISA M. BENNETT, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, **Lisa M. Bennett**, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of January, 2020.

Susan Long Oliver

Notary Public

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3-8-22

ARTIS W. ELROD, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named, **Artis W. Elrod**, the Bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of January, 2020.

Susan Long Oliver

Notary Public

My Commission Expires: 3-8-22

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ -0-.

Affiant

Sworn to and subscribed before me, this the 21st day of January, 2020.

Notary Public

My Commission Expires: 3-8-22

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON