Karen Johnson Davidson County
Batch# 605588 DEEDQC
04/01/2021 11:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210401-0043192

QUITCLAIM DEED

MAIL RECORDED DEED TO:

LUCAS BRADLEY ARENS
LAUREN BIANCA ARENS
1210 60TH AVENUE N.
NASHVILLE, TN 37209

OWNER (SEND TAX BILLS TO):

LUCAS BRADLEY ARENS
LAUREN BIANCA ARENS
1210 60TH AVENUE N.
NASHVILLE, TN 37209

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LUCAS BRADLEY ARENS and LAUREN BIANCA ARENS, who acquired title as LAUREN BIANCA O'BRIEN, husband and wife (herein, "Grantor"), whose address is 1210 60th Avenue N., Nashville, TN 37209, hereby bargains, sells, remises, releases, quit claims and conveys to LUCAS BRADLEY ARENS and LAUREN BIANCA ARENS, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 1210 60th Avenue N., Nashville, TN 37209, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1210 60th Avenue N., Nashville, TN 37209

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

WITNESS my hand and seal this 17 day of March, 2021.

PIN NO: 091 06 0L 002.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

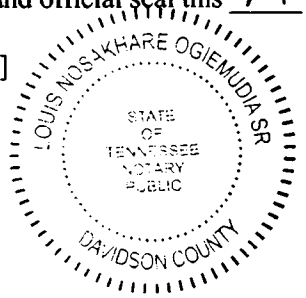
LUCAS BRADLEY ARENS

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, LUCAS BRADLEY ARENS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of March, 2021.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC
My commission expires: 09-6-2022

GRANTOR:

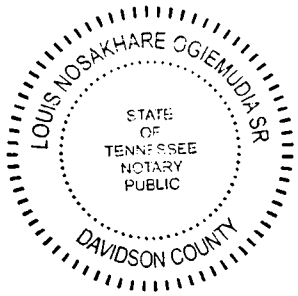
LAUREN BIANCA ARENS,
who acquired title as LAUREN BIANCA O'BRIEN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, LAUREN BIANCA ARENS, who acquired title as LAUREN BIANCA O'BRIEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of March, 2021

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC
My commission expires: 09-06-22

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
LUCAS BRADLEY ARENS

Subscribed and sworn to under oath before me, this 17 day of March, 2021 by LUCAS BRADLEY ARENS.

[Affix Notary Seal]

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-6-22

Grantee:

Grantee signature: _____
LAUREN BIANCA ARENS

Subscribed and sworn to under oath before me, this 17 day of March, 2021 by LAUREN BIANCA ARENS.

[Affix Notary Seal]

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-6-22

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT 2 AS SHOWN ON THE PLAN ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TREATY OAKS COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS WHICH IS A PLANNED UNIT DEVELOPMENT, AS SHOWN OF RECORD IN INSTRUMENT NO. 20141120-0107174, AS AMENDED BY FIRST AMENDMENT TO DECLARATION COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TREATY OAKS COTTAGES, OF RECORD AS INSTRUMENT NO. 20150113-0003651, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TREATY OAKS COTTAGES, OF RECORD IN INSTRUMENT NO. 20150814-0081914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument #20190319-0024689 on March 19, 2019.

PIN NO: 091 06 0L 002.00

STREET ADDRESS:

1210 60th Avenue N., Nashville, TN 37209

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

21-045906 (LB)

True Copy Certification

I, **Perre M. Cabell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Neisha L. Schwartz**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Neisha L. Schwartz
Notary's Signature

My Commission Expires: 12/2/2022
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 126157
NEISHA L. SCHWARTZ
Commission Expires
Dec. 2, 2022
HANCOCK COUNTY