Karen Johnson Davidson County
Batch# 605646 DEEDQC
04/01/2021 12:56:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210401-0043267

Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me this 31ST DAY OF MARCH, 2021.

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/08/22

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jerrod Keith Carlgren, Trustee 1518 A Arthur Avenue Nashville, TN 37208	New Owner	081-12-3A-001.00-CO

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **JERROD K. CARLGREN, AKA JERROD KEITH CARLGREN, UNMARRIED,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **JERROD KEITH CARLGREN, as Trustee of THE JERROD KEITH CARLGREN REVOCABLE LIVING TRUST, U/A dated March 31, 2021, and any amendments thereto,** hereinafter Grantee, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Arthur Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151215-0125968 and being shown on Plat attached thereto as Exhibit "B", 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 Jerrod Carlgren, an unmarried man, by warranty deed from 909 Development Group LP, an active Tennessee Limited Partnership, dated September 7, 2017, recorded September 11, 2017, of record in Instrument No. 20170911-0092815, Davidson County Register of Deeds. .

This conveyance is made subject to all easements, restrictive covenants and conditions,

and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantor to himself as Trustee of his revocable living trust.

This is improved property known as 1518 A Arthur Avenue, Nashville, TN 37208.

Witness my hand this 31st day of March, 2021.

JERROD K. CARLGREN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **JERROD K. CARLGREN**, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at FRANKLIN, TENNESSEE, this 31st day of MARCH, 2021.

Notary Public

My commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON