Karen Johnson Davidson County
Batch# 683602 DEEDQC
07/26/2021 01:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210726-0099992

THIS INSTRUMENT PREPARED BY:
National Signing Services, Inc.
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763

New Owner(S) Address &
Mail Tax Statements To:
Erin R. Arnold and
Christopher M. Arnold
8033 Maggie Court
Antioch, TN 37013

Property Tax ID#: 182-06-0A-153.00
File #: TN711413

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **CHRISTOPHER M. ARNOLD, a married man who acquired title as an unmarried man, herein joined by his spouse, ERIN R. ARNOLD**, as Grantor, hereby convey all rights, titles and interests that I may have in to **ERIN R. ARNOLD AND CHRISTOPHER M. ARNOLD, wife and husband**, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 182-06-0A-153.00

Property Address: 8033 Maggie Court, Antioch, TN 37013

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

Witness our hands this the 26 day of Mar, 2020. EH

Christopher M Arnold
CHRISTOPHER M. ARNOLD

Erin R Arnold
ERIN R. ARNOLD

STATE OF TN }

COUNTY OF Wilson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, CHRISTOPHER M. ARNOLD and ERIN R. ARNOLD, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 26 day of Mar, 2020. EH

Elvis Hern
Notary Public
My Commission expires: 2/9/25

ELVIS HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Christopher M Arnold

Erin R. Arnold

Subscribed and sworn to before me this the 26 day of Mar 2 EH, 2020. EH

Elvis Hern
Notary
My Commission expires: 2/9/25

ELVIS HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot in Davidson County, Tennessee being Lot No. 150 on the Plan of Old Hickory Hills, Phase Two, Section Two, of record in instrument No. 20040122-0008453, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher M. Arnold by Deed from Angela L. Hoard, dated November 21, 2017 and recorded November 27, 2017 in Instrument no. 20171127-0120569, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, *Darell Near*, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/26/2021 *(date of document)*.

Affiant Signature

March 26, 2021
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 26 day of March 2021.

Notary Signature

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters