Karen Johnson Davidson County
Batch# 750376 DEEDQC
11/05/2021 01:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211105-0148404

KEVIN J. KEGARISE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Blair Thacker
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2nd DAY OF November, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 06-14-2023

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2461LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Caleb P. Arb and Shaina J. Arb, Co-Trustees of The Caleb and Shaina Arb Trust	Same as New Owner	075 12 0B 023.00
909 Waynewood Lane		
Hermitage, TN 37076-1773		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CALEB P. ARB AND SHAINA J. ARB, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

CALEB P. ARB AND SHAINA J. ARB, CO-TRUSTEES OF THE CALEB AND SHAINA ARB TRUST, UAD APRIL 10, 2015

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 909 Waynewood Lane, Hermitage, TN 37076-1773

Witness my hand on this 25 day of October, 2021

Caleb P. Arb

Shaina J. Arb

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Caleb P. Arb and Shaina J. Arb, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Caleb P. Arb and Shaina J. Arb executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 25 day of October, 2021

Notary Public Sheliah Reid

My Commission Expires: 01-08-2024

SHELIAH REID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 8, 2024

21-2461LA

EXHIBIT A - LEGAL DESCRIPTION

Land in 2nd Civil District of Davidson County, Tennessee, being all of Lot 94 on the Plan of Phase One & A Portion of Phase Two Section 1, Brookside Woods, of record in Plat Book 9700, Page 397, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Caleb P. Arb and Shaina J. Arb, husband and wife, by Warranty Deed from Wallace R. Minchey and Janet L. Minchey, of record in Instrument No. 20150804-0076886, in the Register's Office of Davidson County, Tennessee, dated July 30, 2015 and recorded on August 04, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
6. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
7. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
8. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One & A Portion of Phase Two Section 1, Brookside Woods, as recorded in Plat Book 9700, Page(s) 397.
9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D Boundary Plat, Brookside Woods, as recorded in Plat Book 9700, Page(s) 350 and Revised in Book 9700, Page 362.
10. Declaration of Covenants, Conditions and Restrictions recorded in Book 10444, Page 213 and Amended in Book 11103, Page 156 and Book 11453, Page 900.
11. Easement recorded in Book 5609, Page 627 and Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703.

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or 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 October 2, 2021.

Lisa Allard, Affiant October 2, 2021

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee County of Williamson
Sworn to and subscribed before me this October 2, 2021.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024