Karen Johnson Davidson County
Batch# 776352 DEEDQC
12/17/2021 12:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211217-0167283

QUITCLAIM DEED

FROM: Rosario A. Arnold

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Arnold Real Properties, LLC

Address Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Arnold Real Properties, LLC 605 8th Avenue South Nashville, TN 37203	Same	09314003500 09314003600 09314003700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

C. Mark Carver
Affiant

Sworn to and subscribed before me, this 30th day of November, 2021.

Kitty Martin
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rosario A. Arnold** (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto **Arnold Real Properties, LLC**, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon (the "Property").

Grantee is already the owner of the Property. The purpose of this deed is to confirm that Grantor has no right, title or interest of any kind in the Property and Grantor confirms that Grantor has never held any right, title or interest in the Property. This is the same property that was erroneously conveyed to Rosario A. Arnold by quitclaim deed from William Jackson Arnold, dated January 30, 2019, of record at Instrument No. 20190205-0011027 in the Register's Office for Davidson County, Tennessee, as corrected by that certain Scrivner's [*sic*] Affidavit dated March 17, 2020 and recorded at Instrument No. 20200327-0033458, said Register's Office. Said quitclaim and subsequent Scrivner's [*sic*] Affidavit were recorded in error and the Property should have been conveyed to Grantee.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 30 day of November, 2021.

GRANTOR: Rosario A. Arnold

Rosario A. Arnold

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rosario A. Arnold, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of November, 2021.

K. O. Ryates

Notary Public

My Commission Expires: 11/6/23

KIMBERLY R YATES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being a tract of land lying in Nashville, Davidson County, Tennessee also being part of lots 2 through 5 on the Map of John M. Bass' First Addition to Nashville of record in Plat Book 21, page 114 at the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing railroad spike on the westerly right-of-way line of Eighth Avenue South, 66 feet in width, at a comer common with the property conveyed to Shreeve Properties, Inc. of record in Instrument Number 200 I 1213-0137867, said Register's Office;

Thence with the westerly right-of-way line of Eighth Avenue South, South O I degrees 50 minutes 50 seconds East, a distance of 154.00 feet to an iron rod set at a corner common with Tract 2 as described in Book 5136, page 564, said Register's Office;

Thence leaving the westerly right-of-way line of Eighth Avenue South with the northerly line of said Tract 2, North 84 degrees 05 minutes 56 seconds West, a distance of 145.43 feet to an iron rod set on the easterly right-of-way line of Alley Number 226, 15 feet in width;

Thence with the easterly right-of-way line of Alley Number 226, North 06 degrees 20 minutes 11 seconds East, a distance of 152.05 feet to an existing hole in concrete at a comer common with said Shreeve Properties, Inc.;

Thence leaving the easterly right-of-way line of Alley Number 226 with the southerly line of Shreeve Properties, South 84 degrees 21 minutes 20 seconds East, a distance of 123.51 feet to the POINT OF BEGINNING; containing 20,485 square feet or 0.470 acres more or less.

Being the same property conveyed to Arnold Real Properties, LLC, a Tennessee limited liability company, by Warranty Deed, dated October 17, 2012, of record at Instrument No. 20121019-0096103, in the Register's Office of Davidson County, Tennessee.

202112170167283

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, 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 November 30, 2021.

C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of December, 2021.

Notary Public

My Commission Expires: 10/2/2023

