QuitClaim Deed

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

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 5th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This space for Register of Deeds

Karen Johnson Davidson County
Batch# 788755 DEEDQC
01/12/2022 01:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220112-0004429

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
LAUREN ARNOLD 4942 Ottenville Rd. Antioch, TN. 37013	New Owner	064 05- 0 / 063.00

In further fulfillment of the terms of ***The Arnold Trust, u/a/d 12/07/2006***, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JACQUELYN V. WALKER**, Trustee of the **The Arnold Trust, u/a/d 12/07/2006**, the GRANTOR herein, by these presents do transfer, **QuitClaim** and convey unto:

LAUREN ARNOLD, the GRANTEE herein, her heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot Nos. 11, 12 & 13 of Block "A" on the Map of Hadley's Bend City as of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which said Map, reference is hereby made for a more complete and accurate description.

BEING part of the property conveyed to Harry N. Black and wife, Louise J. Black by deed of record in Book 2701, page 231, R.O.D.C. Harry N. Black Died 11/05/1960, leaving his widow, Louise J. Black, as surviving tenant by the entireties. Louise (Black) Roberts died 05/12/2001, Testate, leaving the property to Vera Lee Arnold under her Last Will of record in Davidson Co. Probate Case #02P-267.

AND BEING **Tract V** of the property transferred to The Arnold Trust, u/a/d 12/07/2006, under the terms of the Last Will of Vera Lee Arnold, and by Order of the Davidson County Probate Court, Case #19P-1711, a certified copy of which is of record as **Instrument 20190926-0098066**, Register's Office for Davidson County, Tennessee. Jacquelyn V. Walker being the Successor Trustee pursuant to Article 4.1 of the said Trust. Said Successor Trustee being granted authority to carry out the purpose of the Trust, in Article 6.1(A), and authorizing the Successor Trustee to grant and manage "land of all descriptions" under Article 7.3(A) of the Trust. (See Also Abstract of Trust of record as Instrument **#20180424-0038518**, R.O.D.C., TN).

The Trustee being directed to distribute "120 Broadway, Old Hickory" to

William F. Arnold by Article 14.4(A)(7) of the said Trust. William F. Arnold having survived the Trustor, Vera L. Arnold, but has died prior to the full distribution of his share, and the property described herein vests to Lauren Arnold, pursuant to Article 14.5(G)(1) of the Trust.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2021.

This is improved property known as: 120 Broadway, Old Hickory, TN. 37138.

Witness my hand this 5th day of JANUARY, 2022.

The Arnold Trust, u/a/d 12/07/2006

Jacquelyn V. Walker

By: JACQUELYN V. WALKER, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Cheryl Denise Whitfield, a Notary Public in and for said County and State, the within named JACQUELYN V. WALKER, the Trustee for The The Arnold Trust, u/a/d 12/07/2006, 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, as such Trustee for the purposes therein contained, by signing the name of The Arnold Trust, u/a/d 12/07/2006, as such Trustee.

Witness my hand and official seal at Antioch, Tennessee this 5th day of JANUARY, 2022.

Cheryl Denise Whitfield

NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

****

QUITCLAIM DEED

From: THE ARNOLD TRUST u/a/d December 7, 2006

To: LAUREN ARNOLD

Property: 120 Broadway, Old Hickory, TN. 37138

This Instrument Prepared by:

Johnny Ellis
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory TN. 37138
(615) 847-2000
Johnny@LjeLaw.com

202201120004429

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Jan. 5, 2022.

Leroy Johnston Ellis, IV, Affiant

Jan. 5, 2022
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 5th day of January, 2022.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com