Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jason Bryant Arnold, Trustee **185 Moultrie Park** **Nashville, TN 37205**	**116 08 0G 185.00**	**SAME**

Karen Johnson Davidson County
Batch# 796805 DEEDQC
01/28/2022 03:20:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220128-0010634

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Jason Arnold, an unmarried man** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Jason Bryant Arnold, Trustee of The Jason Bryant Arnold Revocable Trust dated January 20th, 2022** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **185 Moultrie Park, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 20th day of January, 2022.

LUCY RALPH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Lucy Ralph
Notary Public
My Commission Expires: 7/7/25

PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Jason Arnold and Jason Bryant Arnold being one and the same person.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 20th day of January, 2022.

JASON ARNOLD

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 **Jason Arnold,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 20th day of January, 2022.

Notary Public

My Commission Expires:
7/7/25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 185 on the plan of Sugartree, Phase 3 (Revised), of record in Plat Book 5050, Pages 57-71, as amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, Book 5585, Page 972 and Book 5772, Page 504, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Jason Arnold, an unmarried man, from Irvine Scott O'Neal and Anna O'Neal, husband and wife, by warranty deed filed for record on May 29, 2020, as of record in Instrument Number 20200529-0055735, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Book 5050, Pages 67 through 71, as amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, Book 5162, Page 632 and Book 5186, Page 958, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4857, Page 157, amended in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61, amended and restated in Book 11758, Page 466 and in Instrument No. 20170522-0050870, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Areas to HOA of record in Book 5683, Page 675, in the Register's Office for Davidson County, Tennessee.
- Charter of Sugartree Homeowners Association of record in Book 5683, Page 670, in the Register's Office for Davidson County, Tennessee.
- Subject to Sanitary Sewer Easement of record in Book 7061, Page 100, Book 4005, Page 367 and Book 3400, Page 63, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein