Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jason Bryant Arnold, Trustee 185 Moultrie Park Nashville, TN 37205	**82-9-30.00**	**SAME**

Karen Johnson Davidson County
Batch# 796805 DEEDQC
01/28/2022 03:20:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220128-0010635

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, a single 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 **1312 7th Avenue North, Nashville, TN 37208**.

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.

Lucy Ralph
Notary Public

My Commission Expires:
7/7/25

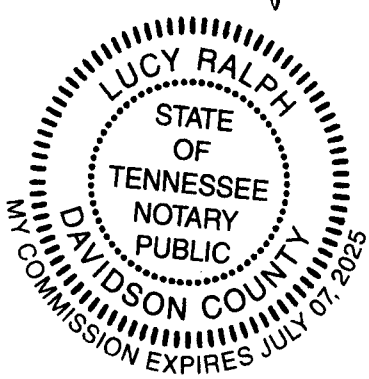


EXHIBIT A

(Legal Description of the Property)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 33-1/3 FEET OF LOT NO. 23 ON THE MAP OF NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOT'S, AS OF RECORD IN BOOK 21, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY.SAID PART OF SAID LOT FRONTS 33-1/3 FEET ON THE EASTERLY SIDE OF 7TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 174 FEET 4 INCHES TO AN ALLEY.

BEING the same property conveyed to Jason Arnold, a single man, from William B. Lawrence and Harry E. Lawrence and Frederick S. Lawrence, by warranty deed filed for record on August 23, 2013, as of record in Instrument Number 20130823-0088988, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE(S) 105, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.