Karen Johnson Davidson County
Batch# 932478 DEEDQC
10/21/2022 12:22:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20221021-0114841

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 18 day of October, 2022.

Notary Public

My commission expires: 01/06/2025

CARLA J. COLLIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Abigail Lynne Brown 3680 Forte Road Nashville, TN 37080	NEW OWNER	029-00-0-348.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that CONNIE ARRINGTON, ABIGAIL LYNNE BROWN AND JASON ARRINGTON, as tenants in common as their interests may appear as to a one half undivided interest, and JUSTIN WAYNE ANDERSON, AUSTIN CODY SHORT AND RHONDA GAIL RAY, as tenants in common as their interests may appear as to a one half undivided interest, ("Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of

which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto ABIGAIL LYNNE BROWN, married, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in the first Councilmanic District of Davidson County, Tennessee and being further described:

Beginning at a point in the center of Forte Road, said point being the northwest corner of the Anderson property (Reference deed, Deed Book 4800, page 587, R.O.D.C.) thence with center of said road North 01 deg. 30 min. 00 sec. East, 211.55 feet to a point, thence leaving said road with a new division line South 88 deg. 30 min. 00 sec. East passing an iron pin at 25 feet, in all 660.69 feet to an iron pin, thence South 01 deg. 35 min. 24 sec. West passing an existing PK nail in a large beech tree and fence at 79.23 feet, in all 211.55 feet to an iron pin, said pin being North 01 deg. 35 min. 24 sec. East, 26.71 feet of an existing iron pin, also the NE corner of the Anderson property, thence with Anderson's north line, North 88 deg. 30 min. 00 sec. West, passing an iron pin at 635.36 feet, in all 660.36 feet to the point of beginning, containing 3.208 acres, more or less, according to a survey by R.L. Chapdelaine dated 8/04/85.

Being a portion of the same property conveyed to WILLIAM ORAND AND WIFE, FRANCES ORAND, by deed from JACOBS H. DOYLE, of record in Book 1339, page 458, dated December 1, 1945, said Register's Office. WILLIAM ORAND has since died leaving FRANCES ORAND as the surviving tenant by the entirety.

FRANCES ORAND conveyed 6.208 acres of said property to GLORIA FAYE ARRINGTON, by quitclaim deed of record in Book 6705, page 35, dated November 5, 1985, said Register's Office.

GLORIA FAYE ARRINGTON conveyed 3.208 acres out of the 6.208 acres back to FRANCES ORAND, by quitclaim deed of record in Book 7022, page 920, dated October 24, 1986, said Register's Office.

FRANCES MARIE ORAND died testate on or about November 21, 1994, devising said property to JUANITA ESTELLE ANDERSON AND GLORIA FAYE ARRINGTON by Will of record in Docket 95P161, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

By Warranty Deed dated May 15, 1996 of record in Book 10055, page 535, Juanita Estelle Anderson conveyed to Gloria Faye Arrington and husband, Jack D. Arrington, a 20 acre tract, with 6 tracts being excluded from the conveyance. One of the excluded tracts is the 3.208 acre tract conveyed in the deeds of record in Book 6705, page 35, and Book 7022, page 920, which is the subject property.

Consequently, the subject property was not conveyed by the Warranty Deed of record in Book 10055, page 535. It appears this was a mistake due to the fact that the deed shows the street address of the property conveyed thereunder as "3674 Forte Road", the address of the subject property.

By Quitclaim Deed dated June 14, 1999 of record in Book 11569, page 145, Jackie D. Arrington and Gloria F. Arrington quitclaimed to Jackie D. Arrington or Gloria F. Arrington, trustees or successor trustee(s) of the Jackie D. and Gloria F. Arrington Trust dated June 14, 1999, a Revocable Living Trust, the same 20 acre tract, with the same 6 excluded tracts, which excluded tracts again contained the subject 3.208 acre tract conveyed in the deeds of record in Book 6705, page 35 and Book 7022, page 920. Consequently the subject property was not quitclaimed by the Quitclaim Deed of record in Book 11569, page 145. Again, it appears this was a mistake due to the fact that the deed shows the street address of the property quitclaimed thereunder as "3764 Forte Road," which is a transposition of the street number of the subject property, "3674 Forte Road".

GLORIA FAYE ARRINGTON conveyed her one-half undivided interest in said property to MALCOLM ARRINGTON by quitclaim deed of record in Instrument No. 20120712-0061324, dated April 16, 2012, said Register's Office. MALCOLM ARRINGTON died intestate on or about September 1, 2021, his estate being administered as Case No. 21P2010, Probate Court for Davidson County, Tennessee, leaving CONNIE ARRINGTON, ABIGAIL LYNNE BROWN AND JASON ARRINGTON, as his only heirs-at-law.

JUANITA ESTELLE ANDERSON died testate on or about March 6, 2020, devising her one-half undivided interest in said property to JUSTIN WAYNE ANDERSON, AUSTIN CODY SHORT AND RHONDA GAIL RAY by will of record in Docket No. 21P171 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Based on the foregoing, title is vested as follows:
(a) As to a one-half undivided interest in Connie Arrington, Abigail Lynne Brown and Jason Arrington, as tenants in common as their interests may appear; and
(b) As to a one-half undivided interest in Justin Wayne Anderson, Austin Cody Short and Rhonda Gail Ray, as tenants in common as their interest may appear.

The legal description is the same as in the previous deed of record.

This is improved property known as 3674 Forte Road, Nashville, TN 37080.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18 day of October, 2022.

CONNIE ARRINGTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONNIE ARRINGTON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 18th day of October, 2022.

Notary Public

My Commission Expires: 01/06/2025

CARLA J COLLIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ABIGAIL LYNNE BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABIGAIL LYNNE BROWN, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 18 day of October, 2022.

Notary Public

My Commission Expires: 01/06/2025

CARLA J. COLLIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JASON ARRINGTON

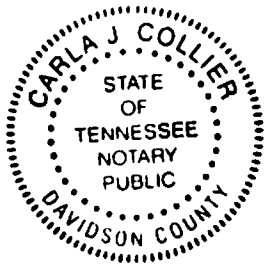
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON ARRINGTON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 18 day of October, 2022.

Carla J Collier
Notary Public

My Commission Expires: 01/06/2025



JUSTIN WAYNE ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN WAYNE ANDERSON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 18 day of October, 2022.

Notary Public

My Commission Expires: 01/06/2025

CARLA J. COLLIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AUSTIN CODY SHORT

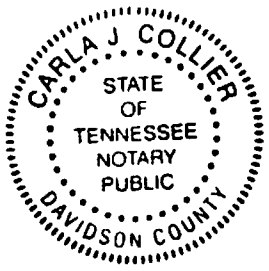
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN CODY SHORT, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 18th day of October, 2022.

Notary Public

My Commission Expires: 01/06/2025



RHONDA GAIL RAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RHONDA GAIL RAY, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 18th day of October, 2022.

Notary Public

My Commission Expires: 01/06/2025

CARLA J COLLIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Wesley D. Turner, 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 18, 2022.

Affiant Signature

Date: October 21, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of October, 2022.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

