Karen Johnson Davidson County
Batch# 952731 DEEDQC
12/19/2022 08:40:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221219-0130565

Prepared by and Mail to:
Priority Legal Group, PLLC
1463 Market St., Suite 101
Chattanooga, TN 37402

NEW OWNER(S) AND ADDRESS	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER:
Southeastern Trust Company, LLC P.O. Box 11168 Chattanooga, TN 37402	Southeastern Trust Company, LLC P.O. Box 11168 Chattanooga, TN 37402	Parcel ID # 042-11-0B-118.00-C Davidson County

QUITCLAIM DEED

In consideration of One ($1.00) Dollar and other valuable consideration paid, the receipt of all of this is hereby acknowledged, JULIA N. ARVIDSON (hereinafter called "Grantor"), does hereby transfer, convey, and forever quitclaim unto Southeastern Trust Company, LLC, Trustee of the Julia N. Arvidson Irrevocable Trust U/A/D October 7, 2022 (hereinafter called "Grantee") all my right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated by reference (the "Property").

This is improved property known as 166 Heritage Trace Drive, Madison, Tennessee.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and emcumbrances as may affect the premises.

WITNESS my hand this 1 day of December, 2022.

JULIA N. ARVIDSON, Grantor

STATE OF TENNESSEE)
COUNTY OF Sumner)

On this 1 day of December, 2022, before me personally appeared JULIA N. ARVIDSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal.

JODI M. REEVE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2024

Notary Public

My Commission Expires: April 23, 2024

STATE OF TENNESSEE)
COUNTY OF Hamilton)

The undersigned Affiant hereby swears or affirms that the actual consideration for this transfer is $-0-.

Southeastern Trust Co. Trustee
By: Susan Hullinger
Affiant

Sworn to and subscribed before me this 1st day of December, 2022.

Pamela Brown
Notary Public

My Commission Expires: Jan 11 2026

PAMELA BROWN
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 11, 2026
COUNTY OF HAMILTON

"No title examination has been made by the preparer and Priority Legal Group, PLLC, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the parties acknowledge that Priority Legal Group, PLLC has prepared this instrument upon information furnished, examined and proof read by the parties. The parties have also been advised to carefully proof read the document and if any errors are found after the recording of the document, the parties will pay for the preparation and filing of any corrections."

EXHIBIT A

Being Apartment Unit No. 166 of Heritage Village Condominiums created under Title 66, Section 27-101. et seq. as amended, Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Book 4758, page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and in Book 6380, Page 989, Book 6418, page 473, supplemented and amended by Instrument of record in Book 6484, Page 287, Book 9256, Page 848, Instrument No. 20031229-0183195, and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made of the Plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Stephen E. Nichols, as Trustee of the Evan H. Nichols Generation Skipping Trust u/a/d October 14, 1999, by warranty deed from Connie Nicholson, of record at Instrument Number 20180928-0096578, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Julia N. Arvidson by Trustee's Quitclaim Deed from Stephen E. Nichols, as Trustee of the Evan H. Nichols Generation Skipping Trust u/a/d October 14, 1999, of record at Instrument Number 20221122-0123468, Register's Office Davidson County, Tennessee.