Karen Johnson Davidson County
Batch# 979240 DEEDQC
03/10/2023 11:00:55 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230310-0017411

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Shirley Arnold, Affiant
Subscribed and sworn before me this the
10 Day of March, 2023.
A. Hayes, Deputy Register

RECORDING REQUESTED BY:
Shirley Arnold

INSTRUMENT PREPARED BY:
Leonard Arnold
860 Sylvania Drive
Nashville, Tennessee 37207

RETURN DEED TO:
Shirley Arnold
860 Sylvania Drive
Nashville, Tennessee, 37207

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Shirley Arnold
860 Sylvania Drive
Nashville, Tennessee, 37207

Tax Parcel ID/APN # 06015002200
Prior Instrument Reference: of the Recorder of Davidson County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this day of 9-March, 2023, by and between the **"Grantor,"**

Leonard Arnold, a married individual residing at 860 Sylvania Drive, Nashville, Tennessee 37207

AND the **"Grantee,"**

Mason's Investment LLC, a business, having a mailing address at 860 Sylvania Drive, Nashville, Tennessee 37207 and represented by its authorized agent, Shirley Arnold

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and

sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Davidson county, Tennessee, subject to any restrictions herein:

Property Address: 2404 Plum Street, Nashville, Tennessee 37207

Legal Description: Lot 28, Jones & Hart Sub-PT Cl Alley

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on March 9, 2023 (date).

Grantor (or authorized agent)
x/ [signature]
Print Name: Leonard Arnold

Spousal Acknowledgment:
I, Shirley Arnold (name of Leonard Arnold's spouse), residing at
846 Sylvania DR
Nashville TN 37207
____, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee(s).
x/ Shirley Arnold

NOTARY ACKNOWLEDGMENT

TENNESSEE
COUNTY OF DAVIDSON

On March 9, 2023 before me, Cara Stone, personally appeared **Leonard Arnold and Leonard Arnold's spouse** Shirley Arnold, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

CARA STONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Commission Expires: 9/8/2025

Cara Stone
Notary Public, Tennessee

James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Arnold, Trustee	SAME	Map 60-15
(NAME)	(NAME)	Parcels: 21, 22 34, 35, 36, 40, and 41
P.O. Box 8163	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville, Tenn 37207	(CITY) (ZONE) (STATE)	
(CITY) (P. O. ZONE) (STATE)		

FOR AND IN CONSIDERATION of the sum of Seventy Seven Thousand Five Hundred and no/100 ($77,500.00) *Dollars, of which* Ten Thousand and no/100 ($10,000.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Sixty Seven Thousand Five Hundred and no/100 ($67,500.00) *Dollars,*

Leonard Arnold, Trustee, has assumed and agreed to pay the unpaid balance of $23,368.46 of an original indebtedness of $40,000.00 secured by Vendor's Lien retained in Book 4691, page 721, Register's Office for Davidson County, Tennessee; and has executed a note of even date herewith for the remainder of $44,131.54 payable to the order ~~xxxxxxxxxx~~ Mary-Helen Marigza of Rupert M. Marigza and wife in ten semi-annual installments, 9 being for $4,413.15 each, and the last and 10th for $4,413.19 due on the 27th day of October and April of each year beginning October 27, 1978, plus interest at the rate of 8½% per annum on the unpaid principal balance, with privilege of prepayment in part or in full at any time, without penalty reserved by the grantee herein.

It is understood and agreed by and between parties hereto that upon payment in full of the first mortgage indebtedness and after the same has been released, seller herein will release from the lien herein retained two lots of the buyer's choice. Seller also agrees to release one lot from the lien upon receipt of each installment payment as and when said payment is received.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, We, Rupert M. Marigza and wife, Mary-Helen Marigza, *have this day bargained and sold, and do hereby transfer and convey unto the said* Leonard Arnold, Trustee, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Seven Tracts of Land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Jones & Harts Subdivision, of record in Plan Book 352, page 43, Register's Office of Davidson County, Tennessee, described as follows:
Said Lot No. 26 fronts 200 feet on the westerly side of Plum Street and runs back between parallel lines with the northerly margin of Rock Street 218 feet to the easterly margin of an alley.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Jones & Hart's Subdivision, of record in Plan Book 352, page 43, Register's Office of said County, and described as follows:
Said Lot No. 27 fronts 200 feet on the westerly side of Plum Street and runs back westwardly between parallel lines 218 feet to the easterly margin of an alley.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 77,500.00

Affiant

Subscribed and sworn to before me, this the 27th day of April, 19 78

Notary Public

My commission expires: 4/21/80

(Affix Seal)

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TRACT NO. 3: Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Jones & Hart's Subdivision, of record in Plan Book 332, page 43, Register's Office for said County, and described as follows:
Said Lot No. 28 fronts 228 feet on the westerly side of Plum Street and runs back westwardly 222.5 feet on the north line with the margin of Lemuel Road and 218 feet on the southerly line, to the easterly margin of an alley, on which it measures 303 feet.

TRACT NO. 4: Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of JOnes & Hart's Subdivision, of record in Plan Book 332, page 43, Register's Office of said County, and described as follows:
Said Lot No. 29 fronts 185 feet on the easterly side of Hart Street and runs back 218 feet on the southerly line and 222.5 feet on the northerly line with the southerly margin of Lemuel Road to an alley, measuring 108 feet thereon.

TRACT NO. 5: Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Jones & Hart's Subdivision, of record in Plan Book 332, page 43, Register's Office of said County, and described as follows:
Said Lot No. 30 fronts 200 feet on the easterly margin of Hart Street and runs back eastwardly between parallel lines 218 feet to an alley.

TRACT NO. 6: Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Jones & Hart's Subdivision, of record in Plan Book 332, page 43, Register's Office of said County, and described as follows:
Said Lot No. 31 fronts 200 feet on the easterly side of Hart Street, and extends back eastwardly between parallel lines, 218 feet to an alley.

TRACT NO. 7: Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Jones & Hart's Subdivison, being of record in Plan Book 332, page 43, Register's Office for said County, and described as follows:
Said Lot No. 32 fronts 200 feet on the easterly side of Hart Street and runs back between parallel lines, the southerly line of which is along the northerly line of Buick Street, 218 feet to an alley.

Being the same property conveyed to Rupert M. Marigza, by deed from Hubert L. Worrell, of record in Book 4691, page 721, said Register's Office.

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Leonard Arnold, Trustee, his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for 1978 taxes which are prorated and assumed by the grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Leonard Arnold, Trustee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

And now, for the purpose of better and more effectually securing the payment of said lien indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Leonard Arnold, Trustee, *hereinafter referred to as trustors, hereby transfer and convey unto* James R. Wyatt, *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company, or companies, for the sum of $..... or at least the maximum insurable value, until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable on the policy, or policies, to said trustee for the benefit of the lawful owner or holder of said indebtedness as his interest may appear.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and