Karen Johnson Davidson County
Batch# 1024788 DEEDQC
07/11/2023 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230711-0052981

Name and Address of New Owner:
Randy Arnold
1612 Westgate Cir Ste 222
Brentwood, TN 37027-8090

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 070-07-0U-016.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **910 Youngs Lane LLC, a Tennessee limited liability company,** "the Grantor," convey and quitclaim unto **Randy Arnold, an unmarried man,** "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 21 as shown on Exhibit C of the Declaration of Covenants, Conditions, and Restrictions for 910 Youngs Lane Townhomes, a horizontal property regime with private elements, of record in Instrument #20210317-0035584, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being a portion of the same property conveyed to 910 Youngs Lane LLC, a Tennessee limited liability company, from Arnold Homes LLC, a Tennessee limited liability company, by Quitclaim Deed dated March 18, 2021 and recorded March 31, 2021 in Instrument #20210331-0042680, said Register's Office.
>
> Being a portion of the same property conveyed to Arnold Homes, LLC, from Choice City Homes, LLC, by Warranty Deed dated November 1, 2019 and recorded November 4, 2019 in Instrument #1104-0113147, said Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 10th day of July, 2023.

910 Youngs Lane LLC

_____ (SEAL)
Randy Arnold, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of July, 2023, before me personally appeared Randy Arnold, Managing Member of 910 Youngs Lane LLC, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a managing member of 910 Youngs Lane LLC, the within named bargainor and that as such managing member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company, by the said Randy Arnold, as managing member.

Witness my hand, at office, this 10th day of July, 2023.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of July, 2023.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 10, 23 (date of document).

Jennifer L. Pennell

July 10, 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of July, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024