Prepared By

Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Michelle and Keenon Arceneaux
Address: 919 Petway Ave.
Nashville
State: TN Zip Code: 37206

Tax Parcel ID #: 082-04-0 389.00

Karen Johnson Davidson County
Batch# 1026645 DEEDQC
07/14/2023 02 21 59 PM 2 pgs
Fees $12 00 Taxes $0 00

20230714-0054187

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to Michelle and Keenon Arceneaux , a married couple , residing at 919 Petway Ave. County of Davidson , City of Nashville , State of TN (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Michelle and Keenon Arceneaux, Trustees of the Michelle and Keenon Arceneaux, Revocable Living Trust dated June 30, 2023, and any amendments thereto, residing at 919 Petway Ave. , County of Davidson , City of Nashville , State of TN (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:
Legal Description Insert:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No 1 and the westerly 25 feet of the south 150 feet of Manilla Avenue in the Plan of James Burns Subdivision and other property as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee

Beginning on the northerly margin of Petway Avenue, 25 feet easterly from the corner of Lots Nos I and 2 thence northerly parallel with the line between the said lots 150 feet to the southerly margin of an alley thence with the southerly margin of said alley, easterly 50 feet to the easterly margin of a proposed 15 foot alley thence southerly parallel with the first line and the said alley 150 feet to the northerly margin of Petway Avenue thence with the northerly margin of said Avenue 50 feet to the beginning

Being the same property conveyed to James Hitch and Lauren B Hitch, husband and wife, by deed from Kudzu Real Estate, Inc , dated 06/13/2014, of record in Instrument No 20140617-0052771, said Register's Office
Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 919 Petway Avenue, Nashville, TN 37206

Subject to all Easements and Restrictions of record

Being same property conveyed in instrument 20180828-0085085

Grantor's Signature
Michelle Arceneaux
Grantor's Name
919 Petway Ave
Address
Nashville TN 37206
City, State & Zip

Grantor's Signature
Keenon Arceneaux Sr.
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVISDON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michelle Arceneaux and Keenon Arceneaux whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of June, 2023

JOAN KU TYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Notary Public

My Commission Expires: 3-9-27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

Affiant

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 30th day of June, 2023

JOAN KU TYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Notary Public
My Commission Expires: 3-9-27