Karen Johnson Davidson County
Batch# 1052499 DEEDQC
09/21/2023 11:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230921-0074300

This Instrument Was Prepared By:

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Nashville, TN 37201
(615) 742-4800

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00

Affiant

Subscribed and sworn to before me on this 8TH day of ~~August~~ SEPTEMBER 2023.

BRIAN J. APODACA
Notary Public - California
Los Angeles County
Commission # 2380688
My Comm. Expires Oct 28, 2025

Notary Public

My Commission Expires: 10/28/2025

New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
DLC Holdings, LLC 6846 Aldea Ave. Van Nuys, CA 91406	Same	094 01 0 397.00

KNOW ALL MEN BY THESE PRESENTS that Dannel Arnold and Karen Arnold, husband and wife, for and in consideration of the sum of One and No/100 Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby remise, release and forever quitclaim unto DLC Holdings, LLC, its successors and assigns, their entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 102 on the Plan of Shelby Village, No Two, as shown on plat of record in Book 1835, Page 48 in the Register's Office for Davidson County, Tennessee

Said Lot No 12, which is a corner lot fronts 77 2 feet on the margin of 15th Street South, and fronts 65 4 feet on the Northwesterly margin of Sevier Court, said frontages being joined by a curve having a length of 40 4 feet, and extends back 94 2 feet on the Northwesterly line and 83 4 feet on the Northeasterly line to a point of intersection

Being the same property conveyed to Anytime Offer, LLC by Warranty deed from Patricia R Ensey of record in Instrument No 20230405-0024695 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on Apnl 05, 2023

Being the same property conveyed to Anytime Offer, LLC and Big Dream Holdings LLC by QuitClaim deed from Anytime Offer, LLC of record in Instrument No 20230518-0037338 Register's Office for Davidson County, Tennessee, dated MAy 15, 2023

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 48 and as amended in Book 1977, page 205, and in Book 2040, Page 493, and in Book 2032, Page 191, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2015, Page 639, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Any and all existing easements and restrictions as shown of record not stated herein

Being the same property conveyed to Dannel Arnold and Karen Arnold, husband and wife, by deed from Anytime Offer, LLC and Big Dream Holdings, LLC of record at Instrument Number 20230518-0037339 at the Register's Office for Davidson County, Tennessee. This property is commonly known as 1500 Sevier Court, Nashville, Tennessee 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8th day of ~~August,~~ September 2023.

Dannel Arnold

Karen Arnold

Subscribed and sworn to before me on this 8th day of ~~August~~ September 2023.

BRIAN J. APODACA
Notary Public - California
Los Angeles County
Commission # 2380688
My Comm. Expires Oct 28, 2025

Notary Public

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Tennessee Certification of Electronic Document

I, Michael A. Johnson, 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 09.08.2023 (date of document).

Affiant Signature

09.21.2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of September, 2023.

Notary's Signature

RUTH E. WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024
SEAL

MY COMMISSION EXPIRES: 09/02/2024