This Instrument Was Prepared:
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Karen Johnson Davidson County
Batch# 1067678 DEEDQC
11/02/2023 12:39:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20231102-0085909

Address New Owner(s):	**Send Tax Bills to:**	**Tax Parcel No.:**
Sharron Valley LLC 7347 Charlotte Pike Nashville, TN 37209	New Owner	070 060 0 019.00

QUITCLAIM DEED

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CAMERON ARNOLD, CHARLES H. GENY and TRACY H. LOMAX**, (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **SHARRON VALLEY LLC**, a Tennessee limited liability company, all of their right, title and interest in the property in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

This is improved property known as 1217 Youngs Lane, Nashville, Tennessee 37218.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[Signatures on following pages]

IN WITNESS WHEREOF, Grantors have executed this instrument on this 2nd day of November, 2023.

CAMERON ARNOLD

CHARLES H. ~~GENY~~

TRACY H. LOMAX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, EVA MATHIS, a Notary Public in and for said County and state, duly commissioned and qualified, CAMERON ARNOLD, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 2ND day of November, 2023.

Notary Public
My commission expires: 7/7/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, EVA MATHIS, a Notary Public in and for said County and state, duly commissioned and qualified, CHARLES H. GENY, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 2ND day of November, 2023.

Notary Public
My commission expires: 7/7/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, EVA MATHIS, a Notary Public in and for said County and state, duly commissioned and qualified, TRACY H. LOMAX, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 2ND day of November, 2023.

Notary Public
My commission expires: 7/7/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Sworn to and subscribed before me this
2nd day of November, 2023.

Notary Public
My Commission Expires: 7/7/2025

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey by Parrish-Ragan, Inc.; No 70-116, dated May 21, 1970, as follows:

Beginning at a point in the Northwesterly margin of Youngs Lane, said point in the Easterly line of property conveyed to Plutarco Santiago and wife, of record in Book 2291, Page 385, Register's Office for said County; thence leaving said margin of Youngs Lane North 22 degrees 49' West 235 feet to an iron pin; thence North 66 degrees East 339.1 feet to an iron pin in the Northwesterly corner of property conveyed to George Henry Jones, deed of record in Book 2011, Page 634, Register's Office for said County; thence South 35 degrees East 238.5 feet with the Southeasterly margin of said Jones property to a point in the Northerly margin of Youngs Lane; thence continuing along said margin South 65 degrees 53' West 389.5 feet to the point of beginning.

Being the same property conveyed to Cameron Arnold and Charles H. Geny and Tracy H. Lomax by deed from Trinity Partners, GP of record in Instrument No. 201707120070275, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Nov 2, 2023 (date of document).

Affiant Signature

11/02/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of November, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

