en Johnson
Batch # 1097035
02/01/2024 12:17:38 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240201-0007169

This instrument prepared by:
Sheryl Guinn, Esq.
215 Second Ave. North, Suite 102
Nashville, TN 37201
615-248-2252
sherylguinnlawoffice@gmail.com

This Instrument is prepared based upon information provided by the parties. No title search was done in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

QUIT CLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Edmond Arnett, Trustee	Same	MAP 104-9H
3626 West End Ave. #101		Parcel 2
Nashville, TN 37205		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is $1.00
Subscribed and sworn to before me this the 5th day of January, 2024.

Notary Public
My commission expires 7-7-2025

Affiant- Edmond Arnett, Trustee

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of $1.00 Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Edmond Arnett, the grantor herein, does hereby Quitclaim and convey unto the said and Edmond Arnett, Trustee of the Trust of Edmond Arnett executed on August 25, 2023, the Grantee herein, their successors, heirs and assigns, all of his right, title interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Unit No.: B-101, together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 7380, page 470, amended in Book 8708, page 501, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" in the aforementioned Master Deed.

Being the same property conveyed to Edmond Arnett by deed dated August 16, 2002 from Roma Group International, Inc. with W. Woodrow Truitt, President of record in Instrument 20020820-0100773. Being the same property conveyed to Roma Group International, Inc. by deed dated 10/16/2000 from Donna K. Blake of record in Instrument No. 20001023-0104476, Register's Office for Davidson County, TN. Subject to Charter of record in Book 6816, page 574 and amended in Book 7409, page 646, said Register's Office.

This is improved property known as 3626 West End Avenue, #101, Nashville, TN 37205.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This instrument prepared by:
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Witness, the said Grantor, Edmond Arnett, hereunder set its hand and seal this 5th day of January, 2024.

Edmond Arnett-Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sheryl Guinn, a Notary Public of said county and state, the within named **Edmond Arnett** with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence) and who acknowledged that he executed the Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal this 5th day of January, 2024.

Notary Public

My Commission Expires 7-7-2025

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY