Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 120 00 0 030.00

Karen Johnson Davidson County
Batch # 1122152 DEEDWARR
04/12/2024 09:18:11 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240412-0026075

WARRANTY DEED

Property Address & New Owner:
CATHY A. ARNOLD and
RICHARD D. ARNOLD, SR., Trustees of the
CATHY AND RICHARD ARNOLD, SR. TRUST
921 Currey Road
Nashville, TN 37217

Mail Tax Statement to:
Cathy A. Arnold and
Richard D. Arnold, Sr.
921 Currey Road
Nashville, TN 37217

The **GRANTOR, CATHY A. ARNOLD and RICHARD D. ARNOLD, SR., Trustees of the CARNELLE C. NEELY REVOCABLE LIVING TRUST, dated March 8, 2017**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

CATHY A. ARNOLD and RICHARD D. ARNOLD, SR., Trustees of the CATHY AND RICHARD ARNOLD, SR. TRUST, dated July 14, 2023

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being part of lot No. 2 on the Map showing subdivision of the Ben F. Turbeville Estate, as of record in book 547, page 143, Register's Office for said County, being tract No. 3 described according to a survey made by Z. J. Wilkinson, Surveyor, April 2, 1954, as follows:

Beginning on the westerly margin of Currey Road 116.6 feet south of the southerly margin of the property conveyed to P. Henry Wade by deed from John C. Massie and wife, of record in book 1040, page 277, said Register's Office, being the corner of tracts Nos. 3 and 4; thence with the line between said two tracts westwardly 338.5 feet to the center of Mill Creek; thence with the center of same south 4° 30' east 109 feet to the corner of tracts Nos. 2 and 3; thence with the line between said two tracts eastwardly 386 feet to the westerly margin of said Currey Road; thence with same northwardly 100 feet to the beginning.

Being the same property conveyed to CONNIE C. NEELY, Trustee of the CARNELLE C. NEELY REVOCABLE LIVING TRUST, dated March 8, 2017, by Warranty Deed of record at Instrument Number 20221121-0123082 in the Register's Office of Davidson County, Tennessee. Said CONNIE C. NEELY died on July 14, 2023. Pursuant to the CARNELLE C. NEELY REVOCABLE LIVING

TRUST, dated March 8, 2017, upon CONNIE C. NEELY's death, CATHY A. ARNOLD and RICHARD D. ARNOLD, SR. shall serve as Trustees of the CARNELLE C. NEELY REVOCABLE LIVING TRUST, dated March 8, 2017.

This conveyance is made subject to all restrictions of record in Book 888, page 102, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustees or any Successor Trustees that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that it warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 3RD day of April, 2024, by the undersigned.

Cathy A. Arnold

CATHY A. ARNOLD, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **CATHY A. ARNOLD, Trustee of the CARNELLE C. NEELY REVOCABLE LIVING TRUST, dated March 8, 2017**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 3rd day of April, 2024.

NOTARY PUBLIC

My Commission Expires: January 24, 2028



Richard D Arnold Sr.

RICHARD D. ARNOLD, SR., Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **RICHARD D. ARNOLD, SR., Trustee of the CARNELLE C. NEELY REVOCABLE LIVING TRUST, dated March 8, 2017**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 3rd day of April, 2024.

NOTARY PUBLIC

My Commission Expires: January 24, 2028

CHELSEA NEWSBAUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(viii).

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Richard D. Arnold Sr.

AFFIANT

Subscribed and sworn to before me this 3rd day of April, 2024.

NOTARY PUBLIC

My Commission Expires: 1/24/2028

