Karen Johnson Davidson County
Batch# 1131856 DEEDQC
05/07/2024 11:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240507-0033537

This Instrument Prepared By and Returned To:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

Ruby N. Arnold
Affiant

RYAN J. MCSTAUGH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18th day of April, 2024.

Notary Public
My Commission Expires: 09/26/202

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 18th day of April, 2024, among:

RUBY NELL ARNOLD, A WIDOW,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

RUBY N. ARNOLD, TRUSTEE OF THE RUBY ARNOLD LIVING TRUST DATED APRIL 18, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee being Lot No. 91 on the plan of Enchanted Hills Section II as of record in Book 3700, page 27 in, the Register's Office for Davidson County, Tennessee.

Said Lot No. 91 fronts 140.00 feet on the northerly margin of Setters Road and runs back between lines, the easterly line being 263.5 feet and the westerly line being 221.6 feet to a broken line in the rear measuring 193.9 feet thereon.

Being the same property conveyed to William H. Arnold and wife, Ruby Nell Arnold, by Installment Deed from N. H. Barker and H. H. Chitwood dated March 4, 1966, and recorded April 8, 1966, in Book 4004, pages 116-117, in the Register's Office for Davidson County, Tennessee. Mr. William H. Arnold having passed away on November 29, 2011 with Ruby Nell Arnold receiving his full share.

This improved property is situated at 4345 Setters Road, Nashville, TN 37218.

THIS DEED has been prepared solely upon information furnished by **Ruby Nell Arnold.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Ruby Nell Arnold

RUBY NELL ARNOLD

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Ruby Nell 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of April, 2024.

RYAN ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 09/20/2025

Owner Name & Property Address:

Ruby N. Arnold, Trustee
Ruby Arnold Living Trust dated April 18, 2024
4345 Setters Road
Nashville, TN 37218

Responsible Party For Taxes:

Ruby N. Arnold, Trustee
Ruby Arnold Living Trust dated April 18, 2024
4345 Setters Road
Nashville, TN 37218

Tax Map and Parcel: 069 02 0 053.00

Certificate of Authenticity

I, Trent Linville, 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 04/18/2024.

Date

T Linville

Affiant Signature

04/18/2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 18 day of April, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY