FROM: **HOWELL S. ARNOLD** and **LINDSEY R. ARNOLD**, husband and wife

TO: **909 MONTROSE LLC**, a Tennessee limited liability company

This Instrument Prepared By:
Lindsey Arnold
Burr & Forman LLP
222 2nd Ave S., Suite 2000
Nashville, TN 37204

Karen Johnson
Batch # 1149487
06/20/2024 02:04:24 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240620-0046459

ADDRESS NEW OWNER:
1750 Awalt Dr
Winchester, TN 37398

SEND TAX BILL TO:
SunTrust Mortgage, Inc.
1001 Semmes Ave RVW-5023
Richmond, VA 23224

Tax Parcel Nos.
MAP 11801031900

STATE OF TENNESSEE))
COUNTY OF DAVIDSON))

The actual consideration for this transfer is $0.00. This transfer is exempt form recording tax under T.C.A. § 67-4-409(4).

Affiant

Subscribed and sworn to before me on this 20th day of June, 2024

MICHAEL JENSEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 11-22-25

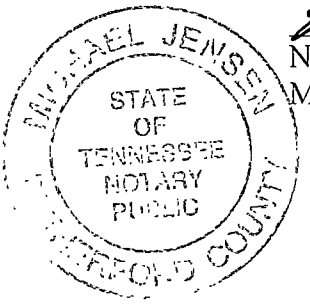
QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, each of **HOWELL S. ARNOLD AND LINDSEY R. ARNOLD**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey and quit claim unto **909 MONTROSE LLC**, a Tennessee limited liability company, hereinafter called the "GRANTEE," and its successors and assigns, a certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit (the "Land"):

STATE OF TENNESSEE)
COUNTY OF FRANKLIN)

PERSONALLY APPEARED before me, the undersigned Notary Public in and for said County and State, personally appeared each of Howell S. Arnold and Lindsey R. Arnold, in their personal capacities, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of June, 2024



NOTARY PUBLIC
My Commission Expires: 11-22-25

Land in Davidson County, Tennessee, being Lot NO. 151, MONTROSE PLACE, as shown on plat of record in Plat Book 57, Page 93, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being same property conveyed by Warranty Deed from HOWELL S. ARNOLD AND LINDSEY R. ARNOLD, CO-TRUSTEES OF THE HOWELL S. ARNOLD AND LINDSEY R. ARNOLD REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 25, 2016, to Howell S. Arnold and Lindsey R. Arnold, husband and wife, dated August 22, 2019, and recorded on August 23, 2019, as Instrument No. 20190823-0085092, aforesaid records.

~~TO HAVE AND TO HOLD the Land, together with all right, title and interest of Grantor, if any,~~ in and to any land lying in the bed of any street, road, highway or ~~avenue,~~ open or proposed, in front of or adjoining all or any part of said Land, any ~~alley~~ bisecting said Land, and any and all strips, gores, or rights-of-way, riparian rights ~~and easements~~ affecting or appurtenant to said Land and all improvements ~~and fixtures~~ located thereon and all easements, privileges and appurtenances ~~thereunto (collectively, the "Property"), TO the Grantee, and its successors and assigns, forever.~~

This is improved Property known as 909 Montrose Avenue, Nashville, TN 37204. The address is believed to be accurate but such address is not part of the legal description.

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

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 20th day of June, 2024.

HOWELL S. ARNOLD

LINDSEY R. ARNOLD