Prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Fred Douglas Arnold
Affiant

Subscribed and sworn to before me this 14 day of August, 2024.

Notary Public
My commission expires: 09/07/2

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson
Batch # 1171482
08/16/2024 02:37:57 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240816-0063167

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION IS THE SAME AS THE LEGAL DESCRIPTION IN THE GRANTING DEED.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Fred Douglas Arnold, Trustee 318 Lauderdale Road Nashville, Tennessee 37205.	New Owner	103-12-179 26W 03855

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **F. Douglas Arnold, a single person, aka Fred Douglas Arnold,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **Fred Douglas Arnold, Trustee, or his successor trustees in interest as they may appear, of THE J. FRED LIVING TRUST, u/a dated August 14, 2024, and any amendments thereto or restatements thereof,** hereinafter Grantee, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 Block F on the plan of Cherokee Park Section 1, of record in Book 547, pages 169 and 170, Register's Office for said County,

Said Lot No. 7 fronts 70 feet on the southerly margin of Lauderdale Road and extends back 105.1 feet on the westerly line and 136.38 feet on the easterly line to a dead line on

the rear, measuring 82 feet thereon.

Being the same property conveyed to F. Douglas Arnold, a single person, by warranty deed from Ivola Dement, a single person, of record in Book 9604, Page 67, Office of the Davidson County, Tennessee Register of Deeds.

This conveyance is made subject to all easements, including utility easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantor to himself as Trustee of his revocable living trust.

This is improved property known as 318 Lauderdale Road, Nashville, TN 37205

Witness my hand this 14th day of August, 2024.

F. Douglas Arnold

F. Douglas Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **F. Douglas Arnold aka Fred Douglas Arnold**, the bargainor, 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 Nashville, Tennessee, this 14 day of August, 2024.

Notary Public

My commission expires: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON