PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1273040 DEEDQC
05/14/2025 01:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250514-0038019

Name and address of owner:	Send tax bills to:	Map Parcel Numbers:
Charles Richard Arendale, Jr., Trustee and Mary Jane Arendale, Trustee 4215 Harding Pike, Unit 911 Nashville, TN 37205	Charles Richard Arendale, Jr., Trustee and Mary Jane Arendale, Trustee 4215 Harding Pike, Unit 911 Nashville, TN 37205	103-16-0B-099.00 103-16-0B-106.00

QUITCLAIM DEED

WHEREAS, Charles R. Arendale, Jr., a/k/a Charles Richard Arendale, Jr., and Mary Jane Arendale acquired the property more particularly described herein by Warranty Deed dated November 20, 2012 from Annie Laurie Berry, recorded December 3, 2012 as Instrument Number 20121203-0110637 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Charles R. Arendale, Jr. and Mary Jane Arendale desire to make this Quitclaim Deed and cause it to be recorded in said Register's records.

NOW, THEREFORE, CHARLES R. ARENDALE, JR. and MARY JANE ARENDALE ("Grantors") quitclaim to CHARLES RICHARD ARENDALE, JR. and MARY JANE ARENDALE, CO-TRUSTEES OF THE RICK AND MARY JANE ARENDALE COMMUNITY PROPERTY TRUST DATED MAY 7, 2025 ("Grantees"), their successors and assigns, all of Grantors' right, title, and interest in and to the following described property (the "Property"), to wit:

Located in Davidson County, Tennessee, being all of Unit Nos. 904 and 911 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71 in the Register's Office of Davidson County, Tennessee, and further established by the Master Deed of record in Book 5313, page 338 and amended in Book 8666, page 789, all of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Units and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Units and the Condominium, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners.

Subject to the following:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights privileges, and immunities relating thereto, whether or not appearing in the Public Records.

All matters as set forth per Plat Book 5200, page 71 in said Register's Office.

Master Deed and By-Laws filed for record in Book 5313, page 338 in said Register's Office, as amended by instrument of record in Book 8666, page 789 in said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, page 943 in said Register's Office.

Easement and Right of Entry Agreement of record in Book 9486, page 948 in said Register's Office.

All applicable zoning ordinances, utility, sewer, drainage and other easements of record, all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, building restrictions, and other matters of public record.

BEING THE SAME property conveyed by Warranty Deed dated November 20, 2012 from Annie Laurie Berry to Charles R. Arendale, Jr. and Mary Jane Arendale, recorded December 3, 2012 as Instrument Number 20121203-0110637 in the Register's Office of Davidson County, Tennessee.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[CONTINUED ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, Grantors have executed this deed as of the 7 day of May, 2025.

GRANTORS:

Charles R. Arendale, Jr.

Mary Jane Arendale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Charles R. Arendale, Jr., a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7 day of May, 2025.

Notary Public

AKIKO BRUBAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 9, 2027

Commission Expires: 3/9/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

. Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Mary Jane Arendale, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7 day of May, 2025.

Notary Public

AKIKO BRUBAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 9, 2027

Commission Expires: 3/9/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

Mary Jane Arendale
Printed Name: Mary Jane Arendale
Trustee / Grantee

Sworn to and subscribed before me this
7 day of May, 2025.

Notary Public

AKIKO BRUBAKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027

Commission Expires: 3/9/27

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 May 7, 2025 (date of document).

Affiant Signature

May 14, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/9/27

NOTARY'S SEAL

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027