QUITCLAIM DEED

PREPARER'S DISCLAIMER This instrument is prepared based on information provided by the parties named herein The service provided is limited to the preparation of this instrument in recordable form only No title examination or other inspection was requested by the parties or performed by the preparer of this instrument No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES 3/21/2028
(AFFIX SEAL)

CHERYL D. PENTECOST STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd , Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO 078 I
Precious In His Sight Learning Center, LLC	Precious In His Sight Learning Center, LLC	22-229
(NAME)	(NAME)	
3332 Union Hill Road	3332 Union Hill Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20242258

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Ashley Arms** , hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Precious In His Sight Learning Center, LLC**, hereinafter called the **GRANTEE**, their successors, heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Certain real property situate in the 1st Civil District of Davidson County, Tennessee, and described as follows

Being Lot No 1 on the Final Plat of Schmidt Subdivision, of record in Book 8250, page 892, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Ashley Arms by Warranty Deed from Brandie Michelle Mitchell and husband, Robert Michael Mitchell dated January 16, 2025 and filed of record in Instrument No 20250117-0003895, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 3332 Union Hill Road, Joelton, TN 37080
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

Witness my hand this 6th day of May, 2025

Ashley Arms

Karen Johnson
Batch # 1279512
05/30/2025 09 18 19 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
1 pg

20250530-0042480

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ashley Arms, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 6th day of May, 2025

Notary Public
My Commission Expires 3/21/2028

CHERYL D. PENTECOST STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY