PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067
File No. 28253

Karen Johnson Davidson County
Batch# 1283123 DEEDQC
06/09/2025 09:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250609-0044969

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

ASHLEY B McNEIL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HICKMAN

Affiant: _____

Subscribed and sworn before me, this the 30th day of May, 2025.

Notary Public: _____
My Commission Expires: 03-01-2028

Address of New Owner:
Arnold Homes LLC
1612 Westgate Circle, Suite 222
Brentwood, TN 37027

Send Tax Bills To:
Same as New Owner

MAP/PARCEL:
071-14-0-334.00
071-14-0-335.00
071-14-0-336.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Arnold Homes LLC, a Tennessee limited liability company,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **Arnold Homes LLC, A Tennessee limited liability company and Norma J. Crow,** (hereinafter referred to as "**GRANTEES**") their Heirs and Assigns, in and to the following described tract of land:

The land with all the buildings and improvements thereon, situated at 18, 20, 22 Ligon Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Tract II: Being Lot No. 32 of Block "A" on the Map of East View Subdivision; of record in Book 547, Page 64, Register's Office for said County. Said lot fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel lines 120 feet to a deadline. Included in the above description, but expressly excluded there from Is the following described property conveyed to the State of Tennessee, by deed from Vera D. Lawhorn, et al, of record in Book 3162, Page 187, Register's Office for Davidson County, Tennessee, as follows: Beginning at a point in the north margin of Ligon Avenue and in the West boundary line of said Lot No. 32 and runs with said boundary line North 7 degrees 40 East, 120 feet to a point; thence with the north boundary line of Lot No. 32, South 82 degrees 20' 35" East 6 feet to a point; thence South 5 degrees 42' West, 120.2 feet to a point in the north margin of Ligon Avenue; thence with said margin North 82 degrees 20' West 10 feet to the point of beginning, containing 960 square feet, more or less.

Tract III: Being Lot No, 34 of Block "A" on the Map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County, Said Lot No, 34 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

Tract IV: Being Lot No. 33 of Block "A" on the Map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County. Said Lot No. 33 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

Tract V: Being Lot No. 35 of Block "A" on the Map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County. Said Lot No. 35 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

Being the same property conveyed to Arnold Homes, LLC, by Warranty Deed from Choice City Homes, LLC, dated October 6, 2022, of record in Instrument No. 20221026-0115873, Register's Office for Davidson County, Tennessee.

This is improved property located at **18, 20, and 22 Ligon Avenue, Nashville, TN 37207**.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 30th day of May, 2025.

Arnold Homes LLC, a Tennessee limited liability company

By: Randy Allen Arnold
Its: Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Randy Allen Arnold, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Manager of Arnold Homes LLC, the within named bargainor, a limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Randy Allen Arnold as such Manager.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of May, 2025.

Ashley B McNeil
Notary Public

My Commission Expires: 03.01.2028

ASHLEY B McNEIL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

Tennessee Certification of Electronic Document

I, Cindy Bell, 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 05-30-25 (date of document).

Affiant Signature

05-30-25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: March 8, 2028

NOTARY'S SEAL

EMILY LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028