Karen Johnson Davidson County
Batch# 1297894 DEEDQC
07/15/2025 01:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250715-0055798

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Danika Joyce Arango 2025 Trust, Danika Joyce Arango, Trustee 4049 Saundersville Road Old Hickory, TN 37138	Danika Joyce Arango 2025 Trust, Danika Joyce Arango, Trustee 4049 Saundersville Road Old Hickory, TN 37138	Part of 064 085

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, KAREN LOUISE GUY, hereby quitclaim and convey to DANIKA JOYCE ARANGO, TRUSTEE OF THE DANIKA JOYCE ARANGO 2025 TRUST, her successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my interest in that certain real property in Davidson County, Tennessee more particularly described as on Exhibit A attached hereto.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, we have executed this instrument on this 15th day of July, 2025.

KAREN LOUISE GUY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Karen Louise Guy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 15th day of July, 2025.

JENNIFER LEAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2029

Notary Public
My Commission Expires: May 8, 2029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2025.

JENNIFER LEAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2029

Notary Public
My Commission Expires: May 8, 2029

EXHIBIT A

A portion of MAP 064, Parcel 085.00

Prepared By:
Weatherford and Associates, LLC
5011 Market Place, Unit F
Mt. Juliet, TN 37122
Phone = 615-754-5925
Cell = 615-300-6474
Paul G. Weatherford, RLS
Chief Manager, RLS# 1941.
April 14, 2025

This description is based on a field run survey, and all bearings are based on NAD 83 (State Plane Coordinates). Last date of survey is February 22, 2025

Being a Tract of Land located in the 11th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being a portion of Book 6203, Page 576, in the Register's Office of Davidson County TN., and being more particularly described as follows:

Beginning at the Northwest corner defining the Right-Of Way of Shute Lane, said point being a new iron rod set and being 30 feet more or less from the centerline of said Shute Lane;

Thence, N 51°38'21" E, 302.18 Feet to a 3/4" iron rod found;

Thence, S 82°54'36" E, 473.85 Feet to a 5/8" iron rod found;

Thence, S 02°18'23" E, 243.81 Feet to a new iron rod in the North line of the parent tract;

Thence, with a new division line, S 77°38'46" W, 624.62 Feet to a new iron rod in the Right-of-Way of said Shute Lane;

Thence, with said Right of Way and with a curve turning to the left with an arc length of 271.86 Feet, with a radius of 712.47 Feet, with a chord bearing of N 23°17'07" W, with a chord length of 270.21 Feet, and being the true point of beginning, having an area of
218,320 Square Feet, or 5.01 Acres.

Being part of the same property conveyed by deed of record as Instrument #20080222-0017532, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jul 15, 2025 (date of document).

Affiant Signature

07/15/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of July, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

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