Karen Johnson
Batch # 1307213
08/11/2025 10:44:02 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250811-0063488

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Freda D. Arnold

TO:

Freda D. Arnold, Trustee of the Freda D. Arnold Revocable Trust, dated August 7, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 7th day of August, 2025, by and between **Freda D. Arnold** ("Grantor"), and **Freda D. Arnold, Trustee of the Freda D. Arnold Revocable Trust, dated August 7, 2025, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> BEING Lot No. 312 on the revised plan of Heritage Square, Phase III, of record in Plat Book 5200, Page 539, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> BEING the same property conveyed to Freda D. Arnold, by Warranty Deed from Golow LLC, dated June 16, 2008, and recorded on June 19, 2008, as Instrument No. 20080619-0063157, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property, known as: **553 Heritage Lane, Madison, TN 37115.**

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Freda D. Arnold
Grantor

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Freda D. Arnold,** named within, 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 and seal at office this the 7th day of August, 2025.

MOLLY DONNELLAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 6-14-28

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person or Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Freda D. Arnold, Trustee 553 Heritage Lane Madison, TN 37115	Same/Owner	553 Heritage Lane Madison, TN 37115 042-07-0A-109.00