ADDRESS NEW OWNER:
Samuel Merrill Arnold, III and Eulene Dedman Arnold Revocable Living Trust
c/o Samuel Merrill Arnold, III and Eulene Dedman Arnold, Trustees
5105 Lana Renee Court
Hermitage, Tennessee 37076

SEND TAX BILLS:
Same as above

Map and Parcel Numbers:
098 01 0101.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **SAMUEL MERRILL ARNOLD, III and EULENE DEDMAN ARNOLD,** husband and wife, hereinafter called the Grantors, their heirs and assigns, and by these presents do hereby quitclaim and convey unto **SAMUEL MERRILL ARNOLD, III and EULENE DEDMAN ARNOLD** as Trustees of the **SAMUEL MERRILL ARNOLD, III AND EULENE DEDMAN ARNOLD REVOCABLE LIVING TRUST**, their heirs and assigns, all their right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 56 on the plan of the resubdivision of Lots 42-56, Roxborough Subdivision as of record in Book 5210, Page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 57.93 feet on the southerly side of Lana Renee Court and extends back 159.93 feet on the easterly line and 229.51 feet on the westerly line which is a broken line to a dead line which is a broken line measuring 273.91 feet thereon.

Being the same property conveyed to S. Merrill Arnold, III by a Deed dated March 2, 1981, and recorded on March 10, 1981, in Book 5719, Page 228, among the real land records of Davidson County, Tennessee.

Being the same property conveyed to S. Merrill Arnold, III and Eulene D. Arnold, husband and wife, by Quitclaim Deed dated March 13, 2020 and recorded on May 13, 2020 as Instrument Number 20200513-0049457, Register's Office for Davidson County, Tennessee.

Karen Johnson
Batch # 1310321
08/15/2025 08:41:18 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20250815-0065023

S. Merrill Arnold, III and Samuel Merrill Arnold, III are one in the same person. Eulene D. Arnold and Eulene Dedman Arnold are one in the same person.

This is improved property commonly known as: 5105 Lana Renee Court, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of August, 2025.

SAMUEL MERRILL ARNOLD, III

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel Merrill Arnold, III**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal this 7th day of August, 2025.

NANCY BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-28-2028

Notary Public
My Commission Expires: 5/28/28

Witness my hand this 7th day of August, 2025.

Eulene Dedman Arnold
EULENE DEDMAN ARNOLD

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eulene Dedman Arnold**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal this 7th day of August, 2025.

YANCY BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-28-2028

Notary Public
My Commission Expires: 5/28/28

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

SAMUEL MERRILL ARNOLD, III, Trustee
AFFIANT

Subscribed and sworn to before me this 7th day of August, 2025.

YANCY BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-28-2028

Notary Public
My Commission Expires: 5/28/28

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Eulene Dedman Arnold

EULENE DEDMAN ARNOLD, Trustee
AFFIANT

Subscribed and sworn to before me this 7th day of August, 2025.

YANCY BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-28-2028

Notary Public
My Commission Expires: 5/28/28

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889