Karen Johnson
Batch # 1335236
10/17/2025 08 07 07 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20251017-0082654

QUITCLAIM DEED

MAIL RECORDED DEED TO:

KEVIN C. MARTIN, ATTORNEY AT LAW, PLLC
650 MASSACHUSETTS AVENUE NW
SUITE 600
WASHINGTON, DC 20001

OWNER (SEND TAX BILLS TO):

LARRY BRANDON AROLFO, TRUSTEE
ANDREW LOUIS GREER, TRUSTEE
802 POTTER LANE
NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LARRY BRANDON AROLFO and ANDREW LOUIS GREER, a married couple, who acquired title as unmarried (herein, "Grantor"), whose address is 802 Potter Lane, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to LARRY BRANDON AROLFO AND ANDREW LOUIS GREER, TRUSTEES, or any successors in trust, under the AROLFO GREER LIVING TRUST dated February 27, 2025 and any amendments thereto (herein, "Grantee"), whose address is 802 Potter Lane, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 802 Potter Lane, Nashville, TN 37206

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 20 day of August, 20 25.

PIN NO: 08312012000

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Larry Brandon Arolfo
Larry Brandon Arolfo

STATE OF ~~Tennessee~~ Texas
COUNTY OF ~~Davidson~~ Hidalgo

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Larry Brandon Arolfo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of August, 2025.

[Affix Notary Seal]

Marlyn Gutierrez
SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/22/2029

NOTARY PUBLIC STATE OF TEXAS
Marlyn Gutierrez
ID NUMBER
135511088
COMMISSION EXPIRES
April 22, 2029

GRANTOR:

Electronically signed and notarized online using the Proof platform.

Andrew Louis Greer
Andrew Louis Greer

STATE OF ~~Tennessee~~ Texas
COUNTY OF ~~Davidson~~ Hidalgo

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Andrew Louis Greer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of August, 2025

[Affix Notary Seal]

Marlyn Gutierrez
SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/22/2029

NOTARY PUBLIC STATE OF TEXAS
Marlyn Gutierrez
ID NUMBER
135511088
COMMISSION EXPIRES
April 22, 2029

Electronically signed and notarized online using the Proof platform.

OATH OF CONSIDERATION

STATE OF ~~Tennessee~~ Texas
COUNTY OF ~~Davidson~~ Hidalgo

The actual consideration for this transfer is $10.00 and the trust is revocable and not taxable pursuant to TCA 67-4-409(a)(3)(f).

Grantee:

Arolfo Greer Living Trust dated February 27, 2025

Andrew Louis Greer
Andrew Louis Greer, Trustee

Subscribed and sworn to under oath before me, this 20 day of August, 2025 by Andrew Louis Greer, as Trustee of Arolfo Greer Living Trust dated February 27, 2025

[Affix Notary Seal]

Marlyn Gutierrez
SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/22/2029

NOTARY PUBLIC STATE OF TEXAS
Marlyn Gutierrez
ID NUMBER
135511088
COMMISSION EXPIRES
April 22, 2029

Grantee:

Arolfo Greer Living Trust dated February 27, 2025

Larry Brandon Arolfo
Larry Brandon Arolfo, Trustee

Electronically signed and notarized online using the Proof platform

Subscribed and sworn to under oath before me, this 20 day of August, 2025 by Larry Brandon Arolfo, as Trustee of Arolfo Greer Living Trust dated February 27, 2025.

[Affix Notary Seal]

Marlyn Gutierrez
SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/22/2029

NOTARY PUBLIC STATE OF TEXAS
Marlyn Gutierrez
ID NUMBER
135511088
COMMISSION EXPIRES
April 22, 2029

Electronically signed and notarized online using the Proof platform.

EXHIBIT A

[Legal Description]

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

Land in Davidson County, Tennessee, being Lot No. 154 on the Map of Section V, Rosewood Heights, as of record in Book 2331, page 39, Register's Office for said County. Said lot no. 154 fronts 79 feet on the South side of Potter Lane and runs back between lines, 146.7 feet on the East line and 160 feet on the West line to a dead line in the rear measuring 120.1 feet thereon.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No 20100308-0017409, on March 8, 2010

PIN NO: 08312012000

STREET ADDRESS:

802 Potter Lane, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer