Karen Johnson Davidson County
Batch# 1339157 DEEDQC
10/28/2025 03:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251028-0085879

This Document Prepared By:
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The Life and Legacy Law Center PLLC
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Gallatin, Tennessee 37066
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After Recording, Return and Mail Tax Statements To:
Janet R. Arnold
Mailing address
147 Bridgefield Road, Madison, AL 35758

STATE OF TENNESSEE COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer L Arnold
Affiant

Subscribed and sworn to me this 22nd day of October, 2025

Notary Public: Lenita Elaine Winn

My Commission Expires : 2/7/2027

LENITA ELAINE WINN NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES 02-07-2027

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, JANET ARNOLD and JENNIFER ARNOLD, joint tenants with rights of survivorship, the GRANTORS,

Whose mailing address is 1321 Sula Drive, Hermitage, TN 37076;

hereby conveys their interest and quitclaim to

JANET R. ARNOLD, a single woman, the GRANTEE,

Whose mailing address is 147 Bridgefield Road, Madison, AL 35758;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit 41 as shown in Exhibit A-1 of the Declarations of Covenants, Conditions, and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, as amended in Instrument No. 20161123-0124072 and in Instrument No.20161130-0125792, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the same property conveyed to Southeastern Development Enterprise LLC, by Warranty Deed from The Estate of Bessie Lee Ewin, Davidson County Probate Court Docket Number 10P1607, by Marilyn B. Bryant Co-executor and Al C. Ewin Jr. Co-executor, Mary V. Ewin, Doyle A. Brooks, Dorothy C. Mitchell, Alma L. Stinson, George W. Brooks, Carrie B. Washington, James Clayton Brooks, By Al Ewin, Jr., Attorney In Fact, dated June 9, 2014, of record in Instrument No. 20140613-0051741, Register's Office for Davidson County, Tennessee.

BEING THE SAME PREMISES conveyed to Grantor by: Quitclaim Deed from Janet, Arnold, a married woman, dated June 15, 2018, filed June 27, 2018, of record in Instrument No. 20180627-0062116, in the Register's Office for Davidson County, Tennessee

More commonly known as: 1321 Sula Dr., Hermitage, TN 37076.

Assessor's Parcel Number: 086-12-0-B-041.00 CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Signed on: October 22nd, 2025

Janet Arnold

Janet Arnold

Jennifer L Arnold

Jennifer Arnold

The
Life and Legacy

1529 Hunt Club Blvd #100
Gallatin, TN 37066

Law Center
PLLC

TRUE COPY CERTIFICATE

I, Allen Christie, 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 October 28th, 2025

Affiant Signature

10/28/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th, day of October 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8/01/2029
Notary's Seal (if on paper)

RACHEL CHRISTIE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER