Karen Johnson
Batch # 1341518
11/03/2025 10 49 36 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251103-0087272

Prepared By/Return Recorded Document to
Gearhiser, Peters, Elliott & Cannon, PLLC
320 McCallie Avenue
Chattanooga, Tennessee 37402

IT IS GRANTEE'S RESPONSIBILITY TO RECORD THIS DEED FAILURE TO DO SO COULD ADVERSELY AFFECT GRANTEE'S TITLE

GEARHISER, PETERS, ELLIOTT & CANNON, PLLC ("GEARHISER PETERS") MAKES NO REPRESENTATION AS TO THE MARKETABILITY OR INSURABILITY OF TITLE ALL INFORMATION CONTAINED HEREIN, INCLUDING, BUT NOT LIMITED TO, THE LEGAL DESCRIPTION FOR THE PROPERTY BEING CONVEYED, IS BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NOT BY GEARHISER PETERS

NO TITLE EXAMINATION HAS BEEN DONE AND GEARHISER PETERS SHALL HAVE NO LIABILITY FOR THE STATUS OF TITLE TO THE PROPERTY OR FOR THE ACCURACY OF SUCH INFORMATION

GRANTEE MAY BE REQUIRED TO SEEK APPROVAL FROM THE LOCAL PLANNING COMMISSION IT IS GRANTEE'S RESPONSIBILITY TO INQUIRE WITH SAID COMMISSION TO DETERMINE ANY SPECIFICATIONS REGARDING THE USE OF THIS PROPERTY

THIS INSTRUMENT PREPARED BY
Gearhiser, Peters, Elliott & Cannon, PLLC, 320 McCallie Avenue, Chattanooga, TN 37402

NAME & ADDRESS OF PROPERTY OWNERS	SEND TAX BILLS TO	PARCEL ID
Sara Cunningham Tackett, Trustee and Arnold Tackett, Trustee	Same	117100B014 00
(NAME)	(NAME)	
P O Box 16154	Same	
(ADDRESS)	(ADDRESS)	
Chattanooga, Tennessee 37416	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00), cash in hand paid, and other non-monetary consideration which is hereby acknowledged, **ARNOLD TACKETT and wife, SARA TACKETT,** (hereinafter "Grantors"), do hereby remise, release, transfer, convey and forever quitclaim unto **ARNOLD TACKETT, TRUSTEE U/A OF THE REVOCABLE TRUST AGREEMENT OF ARNOLD TACKETT DATED AUGUST 6, 2025, or his successors in trust, as to an undivided one-half (1/2) interest, and SARA CUNNINGHAM TACKETT, TRUSTEE U/A OF THE REVOCABLE TRUST AGREEMENT OF SARA CUNNINGHAM TACKETT DATED AUGUST 6, 2025, or her successors in trust, as to an undivided one-half (1/2) interest,** (hereinafter "Grantees"), the words "Grantors" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits, all of Grantors' right, title and interest in and to the following described property in Davidson County, Tennessee, to-wit

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Grantors make no warranty, expressed or implied, as to the title of the described real estate and hereby convey only such interest, if any, as Grantors have

[Signature on following page]

IN WITNESS WHEREOF, Grantors have hereunto set their hands on this 22nd day of October, 2025

Arnold Tackett

Sara Tackett

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

On this the 22nd day of October, 2025, before me personally appeared Arnold Tackett and Sara Tackett, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who, upon oath, executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed

WITNESS my hand and Notarial Seal

KIM W. KEYLON STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Notary Public
My commission expires 1-22-29

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

We hereby swear or affirm that the actual consideration for this transfer, pursuant to T C A § 67-4-409(a)(1)(C)(vi) is $0 00

Arnold Tackett, Trustee

Affiant

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

KIM W KEYLON STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Notary Public
My commission expires 1-22-29

Sara Cunningham Tackett, Trustee

Affiant

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

KIM W. KEYLON STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Notary Public
My commission expires 1-22-29

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. PH5 together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed and Bylaws of record in Instrument #20060921-00117371, Register's Office, Davidson County, Tennessee, amended By First Amendment to Master Deed of record in Instrument #20061009-0125107, said Register's Office, amended by Second Amendment to Master Deed of record in Instrument #20070601-0065028, said Register's Office; said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot #1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument #20061212-0153243, Register's Office, Davidson County, Tennessee.

REFERENCE is made for prior title to Special Warranty Deed recorded in instrument number 20110331-0024590 in the Register's Office of Davidson County, Tennessee

ADDRESS 2411 Crestmoor Road, PH#5, Nashville, Tennessee 37215

PARCEL ID 117100B014 00