Karen Johnson Davidson County
Batch# 1341615 DEEDQC
11/03/2025 12:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251103-0087405

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 29th day of October, 2025. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Richard Shannon Pollard, Trustee 1140 Stonewall Jackson Court Nashville, Tennessee 37220	SAME	145 11 0 008.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Arnold Realty Company, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Richard Shannon Pollard, Jr., Trustee of the Richard Shannon**

Pollard, Jr. Living Trust, established by the Revocable Trust Agreement of Richard Shannon Pollard, Jr. dated October 29, 2025, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 29th day of October, 2025.

Arnold Realty Company, LLC

By: _____
R. Shannon Pollard, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared R. Shannon Pollard, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of Arnold Realty Company, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said R. Shannon Pollard, Jr., as such President..

WITNESS my hand and seal at office, this 29th day of October, 2025.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

_____
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Granny White Park, as of record in Plat Book 3700, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Arnold Realty Company, LLC, a Tennessee limited liability company by deed from John William Coles, IV, unmarried, and Leah Coles, unmarried of record as Instrument No. 20210223-0022102, Register's Office for Davidson County, Tennessee.

Richard Shannon Pollard, Jr. and R. Shannon Pollard, Jr. are one and the same person.

This is improved property known as 1140 Stonewall Jackson Court, Nashville, Tennessee 37220.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 29, 2025.

11/3/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of November, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

