Jim and Linda Arnett
4504 Glendale Place
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1347011 DEEDQC
11/17/2025 01:06:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251117-0091404

Tax Parcel Number: 13107009400 This Space for Recorder's Use Only

QUITCLAIM DEED

THIS DEED, made this 17th day of November, 2025, BETWEEN Linda W. Arnett, a married person ("Grantor") and James T. Arnett and Linda W. Arnett, and to such Successor Trustee(s) as may hereafter be appointed, as Trustee of Jim and Linda Arnett Family Trust (Revocable Living Trust) dated the 26th day of September, 2025, ("Grantee"), whose address is 4504 Glendale Place, Nashville, TN 37215,

WITNESSETH, That Grantors, for and in consideration of the sum of ONE DOLLAR ($1.00) to Grantors in hand paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, have remised, released, sold, conveyed and Quitclaimed, and by these presents do remise, release, sell, convey and Quitclaim unto Grantee its successors and assigns forever, all the right, title, interest, claim and demand which Grantors have in and to the following described real property situate, lying and being in the County of Davidson and State of Tennessee to-wit:

Legal Description: Lot 12 Lone Oak Hgts;. 51 acres; Council District 25 Fronts 100 feet on the east side of Glendale Place, runs back between lines, 179.1 feet on the north line, 220 feet on the south line, to a dead line in the rear on which it measures 108.7 feet. Record in Book 5385, page 615, Register's Office for Davidson County, TN

Property Address: 4504 Glendale Place, Nashville, TN 37215

This conveyance is subject to all easements, rights of way, mineral leases, conveyances and reservations, that may be of record.

Being the same land conveyed to Linda W. Arnett by Deed recorded in Deed Record ~~Book 2017, Page 0327~~, Davidson County, Tennessee.
Instrument Number 20170327-0029450

To Have and to Hold the Same, Together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantors, either in law or equity, to the only proper use, benefit and behoof of Grantee, its heirs and assigns forever.

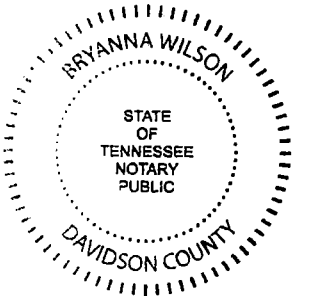
In Witness Whereof, The Grantors have hereunto set their hands and seals the day and year first above written.

Linda W. Arnett

Linda W. Arnett

James T. Arnett

James T. Arnett (spouse)



STATE OF TENNESSEE)
) ss. ACKNOWLEDGMENT
COUNTY OF DAVIDSON)

On the 17 day of November, 2025, before me, the undersigned, a Notary Public in and for the said State, personally appeared Linda W. Arnett and James T. Arnett, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein stated.

WITNESS my hand and official seal.

My commission expires: July 2, 2029.

Bryanna Wilson
Notary Public

Name and address of the property owner and the person responsible for the payment of the taxes:
Jim and Linda Arnett Family Trust
c/o Jim and Linda Arnett
4504 Glendale Place
Nashville, TN 37215

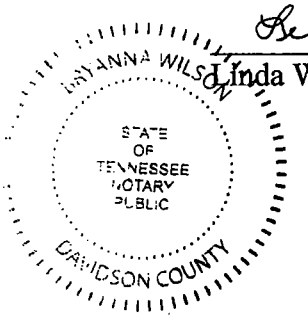
Prepared by:
Jarred Kibbey, Attorney at Law
8201 Ranch Blvd., Ste B-1
Little Rock, AR 72223

AFFIDAVIT

We, the undersigned, hereby swear or affirm that, to the best of our knowledge, information and belief, the actual consideration for this transfer is zero ($0.00).

Linda W. Arnett

Linda W. Arnett



STATE OF TENNESSEE)
)ss.
COUNTY OF Davidson)

Subscribed and sworn to before me this 17 day of November, 2025.

Bryanna Wilson

Notary Public

My Commission Expires:
July 2, 2029