Karen Johnson Davidson County
Batch# 1370746 DEEDQC
01/16/2026 08:08:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260116-0003915

File No: 2005007053
Grantor's Loan No. 4461300586

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Patrick Anthony Arnold and Esther Suzuki Arnold, Trustees of The Arnold Family Living Trust, dated May 8, 2009, as amended and restated
160 25th Ave., Santa Cruz, CA 95062

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 093064E02500CO

QUITCLAIM DEED

160 2nd Avenue South 1803, LLC a Tennessee Limited Liability Company ("Grantor"), of **160 2nd Ave S #1803, Nashville, TN 37201,** for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Patrick Anthony Arnold and Esther Suzuki Arnold, Trustees of The Arnold Family Living Trust, dated May 8, 2009, as amended and restated** ("Grantee"), whose tax mailing address is **160 25th Ave., Santa Cruz, CA 95062,** with quitclaim covenants, his/her/their interest in the following described real estate:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT 1803 OF THE 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM, TOGETHER WITH AN UNDIVIDED 0.368% INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, AGREEMENTS OR ANY OTHER PROVISIONS OF THE DECLARATION ESTABLISHING THE 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM DATED DECEMBER 22, 2021 AND RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE ON DECEMBER 29, 2021 IN INSTRUMENT NO. 20211229- 0171494, AND AMENDED AND RESTATED DECLARATION ESTABLISHING 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM DATED APRIL 21, 2022 AND RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE ON APRIL 25, 2022 IN INSTRUMENT NO. 20220425-0047381, AND FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION ESTABLISHING 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM DATED MAY 24, 2022 AND RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE ON MAY 25, 2022 IN INSTRUMENT NO. 20220525-0060949, AND IN ACCORDANCE WITH AND SUBJECT TO THE TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, AGREEMENTS OR ANY OTHER PROVISIONS OF THE DECLARATION ESTABLISHING 151 FIRST AVENUE MASTER CONDOMINIUM DATED DECEMBER 22, 2021 AND RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE ON DECEMBER 29, 2021 IN INSTRUMENT NO. 20211229-0171493, AND AMENDED AND RESTATED DECLARATION ESTABLISHING 151 FIRST AVENUE MASTER CONDOMINIUM, DATED APRIL 21, 2022 AND RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE ON APRIL 25, 2022 IN INSTRUMENT NO. 20220425-0047380, AND FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION ESTABLISHING 151 FIRST AVENUE MASTER CONDOMINIUM, DATED MAY 24, 2022 AND RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE ON MAY 25, 2022 IN INSTRUMENT NO. 20220525-0060948, EACH AS SAME MAY NOW OR HEREAFTER BE LAWFULLY AMENDED.

Assessor's Parcel No: 093064E02500CO

Property Address is: 160 2nd Avenue South 1803, Nashville, TN 37201

BEING THE SAME PROPERTY CONVEYED TO 160 2ND AVENUE SOUTH 1803, LLC A TENNESSEE LIMITED LIABILITY COMPANY FROM BENJAMIN F. BYRD, IV, SUCCESSOR TRUSTEE OF THE 1803 160 2ND AVE SOUTH LAND TRUST UNDER AGREEMENT DATED APRIL 29, 2022, DATED 05/02/2025, RECORDED 05/06/2025, DEED INSTRUMENT NO. 20250506- 0035129, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on December 23, 2025:

160 2nd Avenue South 1803, LLC a Tennessee Limited Liability Company

By: The Arnold Family Living Trust
Its: Sole Member

BY: _____
NAME: Patrick Arnold
ITS: Trustee

BY: _____
NAME: Esther Arnold
ITS: Trustee

See Attached
Notary Certificate
LG.

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Patrick Arnold** and **Esther Arnold** as Trustees on behalf of The Arnold Family Living Trust as Sole Member on behalf of **160 2nd Avenue South 1803, LLC a Tennessee Limited Liability Company**, personally known to me or has produced _____ as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 20____.

_____
Notary Public

ACKNOWLEDGEMENT

State of California

County of Santa Cruz

On December 23, 2025 before me, Luis Garcia, a notary public, personally appeared Patrick Arnold and Esther Arnold, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

LUIS GARCIA
Notary Public - California
Santa Clara County
Commission # 2400274
My Comm. Expires May 7, 2026

Signature _____ (Seal)

Printed Name Luis Garcia

Commission Expires 05-07-2026

STATE OF California
COUNTY OF Santa Cruz

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 23 day of December, 2025.

Notary Public

My Commission Expires: 05.07.2026

SEAL

LUIS GARCIA
Notary Public - California
Santa Clara County
Commission # 2400274
My Comm. Expires May 7, 2026

Tennessee Certification of Electronic Document

I, Amy Cox, 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 12/23/25 (date of document).

Affiant Signature

12/30/25
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 30th day of December, 2025.

Beth Ann Henderson Notary's Signature

MY COMMISSION EXPIRES 05/23/2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923