Karen Johnson Davidson County
Batch# 1385290 DEEDQC
02/25/2026 03:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260225-0015099

THIS INSTRUMENT PREPARED BY: Yvette L. Meldrum, Attorney at Law Mid-State Title & Escrow, Inc. Royal Oaks Trade Center 128 Holiday Court, Suite 125 Franklin, TN 37067 (615) 790-3156 This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** File No.: 2025-0013	STATE OF TENNESSEE] COUNTY OF WILLIAMSON] The actual consideration or value, whichever is greater, for this transfer is $-0- Affiant Sworn to and subscribed to before me this 25 day of FEB 2026. Notary Public My commission expires 1.21.29 JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
Name and Address of New Owner: Charles Yum 9488 Stillbrooke Tr Brentwood, TN 37027	**Parcel ID:** 174-00-0-036.00
Send Tax Bills To: Owner	
Street Address of Subject Property: 3142 Old Franklin Rd Antioch, TN 37013	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Arnold Homes, LLC, a Tennessee limited liability company** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Charles Yum** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their

right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee in the 5th, formerly 6th, Civil District of Davidson County, Tennessee, more fully described as follows:

BEGINNING in the center of Old Franklin Road, which point is 1883.20 feet, more or less, East of the center of the intersection of Old Franklin Road and Cane Ridge Road; thence South 06 degrees 18 minutes West 500.95 feet to a point; thence South 88 degrees 51 minutes East 163 feet to a point. Said point being the Southeast corner of said property and the common corner of the grantor and Lula C. Hunter, according to a survey of Donald R. Carver, Surveyor, dated April 6, 1976; Thence in a Northerly direction along the boundary line of the grantors' and Hunter's boundary line (a fence in 1976) to the center of Old Franklin Road, approximately 600 feet, more or less; thence Westerly along the center of Old Franklin Road, 275 feet, more or less, to the point of beginning. Containing 2.30 acres, more or less.

Being the same property conveyed to Arnold Homes, LLC, a Tennessee limited liability company by Warranty Deed from Gerald Bonds of record in Instrument No. 20191202-0123804, Register's Office for Davidson County, Tennessee, dated November 27, 2019 and recorded on December 02, 2019.

WITNESS my hand this 22nd day of Jan, 2026.

Arnold Homes, LLC

BY: _____

Title:

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me the undersigned, a Notary Public in and for said State and County, personally appeared Randy Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself, to be the Sole Member of Arnold Homes, LLC., a Tennessee limited liability company, the bargainor, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 22nd day of Jan, 2026.

NOTARY PUBLIC

My commission expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 JAN. 22, 2026.

Affiant Signature

FEB. 25, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of FEB 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1. 21. 26

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY