Karen Johnson Davidson County
Batch# 1434934 DEEDQC
06/16/2026 04:00:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260616-0054696

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 592163210-91626588

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 117-15-48.02 and 117-14-168

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) *no transfer tax is due.*

THIS DEED made and entered into on this 10 day of June, 2026, by and between **Richard E. Arvey, a married person, joined in execution by his spouse, Evelyn Peckham Arvey, as to an undivided 1/8 interest,** residing at 3817 41st Avenue Northeast, Seattle, WA 98105, hereinafter referred to as Grantor(s) and **Richard Emanuel Arvey and Evelyn Peckham Arvey, as Trustees of the Arvey Family Living Trust, dated March 19, 2026, and any amendments thereto, as to an undivided 1/8 interest,** residing at 3817 41st Avenue Northeast, Seattle, WA 98105, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2011 and 2021 Richard Jones Road, Nashville, TN 37215

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/01/2008 under Document Number: 20081201-0116360 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

R E S
Richard E. Arvey

Evelyn Peckham Arvey
Evelyn Peckham Arvey

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Richard E. Arvey and Evelyn Peckham Arvey**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Seattle, WA, this 10 day of June, 20 26.

annah Nyburg
Notary Public

My Commission expires: June 14, 2029

ANNAH NYBURG
Notary Public
State of Washington
Commission # 25019452
My Comm. Expires Jun 14, 2029

VALUATION AFFIDAVIT

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

Affiant

Print Name: Richard E. Arvey

STATE OF Washington
COUNTY OF King

Subscribed and sworn to before me this 10 day of June, 2026.

Notary Public
My Commission Expires: June 14, 2029

ANNAH NYBURG
Notary Public
State of Washington
Commission # 25019452
My Comm. Expires Jun 14, 2029

Name and address for person(s) responsible for taxes:

Schatten Properties
1514 South Street
Nashville TN 37212

Name and address of property owner:

Richard Emanuel Arvey and Evelyn Peckham Arvey
3817 41st Avenue Northeast
Seattle, WA 98105

EXHIBIT A
LEGAL DESCRIPTION

Those certain tracts or parcels of land situated in Davidson County, Tennessee, more particularly described as follows:

TRACT ONE:

Land in the 16th, formerly the 7th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 5 and 6 on the Plan of Phoebe Nicholson's Subdivision of Lot No. 2 of the Andrew Castleman Lands, of record in Minute Book "J", page 293, County Court for said County, described according to a copy of a survey thereof made by J. L. Murphy, Jr. & Co. dated January 22, 1964, as follows:

Beginning at a point in the southerly margin of Richard Jones Road, 200.02 feet westerly from the southwest intersection of said Road and Lone Oak Road, being the northwest corner of the property conveyed to Crain and Barker by deed from Mrs. Myrtle Owens Looney, of record in Book 1383, page 60, Register's Office for said County; thence with Crain and Barker's western boundary line, South 1° 55' West 497 feet to a point, Crain and Barker's southwest corner; thence with their southerly line, South 87° 10' East 200.02 feet to a point in the westerly margin of Lone Oak Road; thence with the margin of the same, South 1° 55' West 50 feet to a point; thence leaving said Road, North 87° West 361.73 feet to a point; thence South 0° 55' West 158.43 feet to a point; thence North 88° 22' West 331.34 feet to a point; thence North 1° 07' East 696.55 feet to a point in the southerly margin of Richard Jones Road; thence with the margin of same, South 88° 53' East 500 feet to the point of beginning, containing 7.58 acres, more or less.

TRACT TWO:

Land in the 16th, formerly the 7th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 1, 2, 4, and 5 on the Plan of Phoebe Nicholson's Subdivision of Lot No. 2 of the Andrew Castleman Lands, of record in Minute Book "J", page 293, County Court for said County, described according to a copy of a survey thereof made by J. L. Murphy, Jr. & Co. dated January 22, 1964, as follows:

Beginning at a point in the southerly margin of Richard Jones Road, 702.02 feet west of the southwest intersection of said Road and Lone Oak Road, being the northwest corner of a 7.58 acre tract shown on said survey; thence with the westerly line of said Tract, South 1° 07' West 696.55 feet to a point; thence North 88° 22' West 32.31 feet to a point; thence North 74°50'West 497.29 feet to a point; thence North 0° 26' East 575.40 feet to a point in the southerly margin of Richard Jones Road; thence with the margin of same, South 88° 53' East 521.40 feet to the point of beginning, containing 7.61 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION TO TRACT TWO, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING PARCEL:

Being a parcel of land in the First Civil District of Davidson County, Tennessee, being a reserve parcel as shown on the Subdivision of Royal Arms Commercial Park, as of record in Book 5060, page 104, Register's Office for Davidson County, Tennessee, and being more particularly described according to a Boundary and Topographic Survey by Barge, Waggoner, Sumner and Cannon, Inc., dated April 26, 1979, as follows:

Beginning at concrete monument located on the southerly margin of Richard Jones Road, said monument being 628+ feet east of the easterly margin of Hillsboro Pike; thence with said margin of Richard Jones

Road, South 88° 53' East, 134.8 feet to an iron pin; thence leaving said margin South 1°37' West, 249.98 feet to an iron pin; thence North 88° 53' West 129.09 feet to an iron pin; thence North 0° 18' 30" East, 250.00 feet to the point of beginning, containing 32,982 square feet or 0.76 acres, more or less.

Said reserve parcel of land being the same property conveyed to Third National Bank in Nashville, Tennessee, its successors and assigns by Successor Trustee's Deed from William B. Drescher, of record in Book 9124, page 126, Register's Office for Davidson County, Tennessee.

The above two tracts, with the exception of the reserve parcel previously transferred to Third National Bank, being the same property interest conveyed David A. Childress, Trustee, and any successor trustees thereto, of the Bobette K. Schulman Revocable Trust U/A/D June 23, 2006, its successors and assigns by deed from Bobette K. Schulman, unmarried, of record in Instrument No. 20060928-0120262, Register's Office for Davidson County, Tennessee.

APN: 117-15-48.02 and 117-14-168

Property commonly known as: 2011 and 2021 Richard Jones Road, Nashville, TN 37215

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 6/10/2026. [date of document]

Affiant Signature

6/16/2026

Date

State of New York

County of Erie

Sworn to and subscribed before me this 16TH day of JUNE , 2026

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029

Notary's Signature

NOTARY'S SEAL