Karen Johnson Davidson County
Batch# 1451815 DEEDQC
07/27/2026 12:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260727-0068080

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into this **6th day of March, 2026,** by and between **FRANK S. ARNOLD, JR. and wife, MARY B. ARNOLD,** parties of the first part; and **FRANK S. ARNOLD, JR. and MARY BOWSER ARNOLD, as Trustees under the FRANK S. AND MARY BOWSER ARNOLD TRUST, Dated March 6, 2026**, party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration not mentioned herein, the receipt of which is hereby acknowledged by the parties of the first part, the parties of the first part do hereby release, abandon and quitclaim unto the party of the second part, its successors and assigns, forever, all right, title and interest, which the parties of the first part may have in and to the following described properties situate, lying and being in **Davidson County, Tennessee**, to-wit:

BEING Unit No. 96, on the plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, Page 167, the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed and By-Laws of record in Book 5438, page 699, amended in Book 6082, page 866 and Instrument No. 20020321-0034877, said Register's Office.

AND BEING the same property conveyed to FRANK S. ARNOLD, JR. and wife, MARY B. ARNOLD, by Deed dated December 6, 2006, of record as Instrument #20061218-0155856 in the Office of the Register of Deeds for Davidson County, Tennessee, to all of which reference is hereby expressly made.

214 Old Hickory Blvd., Nashville, TN 37221
Map-Parcel Number: 142-4-A-96 CO

Per Tennessee Code Annotated §66-24-121, the foregoing description is based upon prior deed of record.

The parties of the first part acknowledge that any parties dealing with the party of the second part are not required to look to either Trustee's authority as Trustee to sell, mortgage or otherwise manage the real property described in this QuitClaim Deed, and any third party may rely solely on the authority of the party of the second part, either may act individually, to act as Trustee with respect to said real property.

Prepared by and Return to:
James W. Holmes
HOLMES & STICE PLC
2404 N. John B. Dennis Hwy., Suite 100
Kingsport, TN 37660

This conveyance is made expressly subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

WITNESS the signatures of the parties of the first part this the day and year first above written.

FRANK S. ARNOLD, JR.

MARY B. ARNOLD

STATE OF TENNESSEE
COUNTY OF WILSON

PERSONALLY appeared before me, a Notary Public in and for the State and County aforesaid, **FRANK S. ARNOLD, JR.,** the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th **day of March, 2026.**

JAMES W. HOLMES STATE OF TENNESSEE NOTARY PUBLIC SULLIVAN COUNTY

NOTARY PUBLIC

My Commission Expires: 7-24-27

STATE OF TENNESSEE
COUNTY OF WILSON

PERSONALLY appeared before me, a Notary Public in and for the State and County aforesaid, **MARY B. ARNOLD,** the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th **day of March, 2026.**

JAMES W. HOLMES STATE OF TENNESSEE NOTARY PUBLIC SULLIVAN COUNTY

NOTARY PUBLIC

My Commission Expires: 7-24-27

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PURSUANT TO THE PROVISIONS OF TENNESSEE CODE ANNOTATED 67-4-409(a)(1)(C)(vi), THIS DEED CONVEYING PROPERTY TO A REVOCABLE TRUST IS NOT SUBJECT TO TRANSFER TAX AND NO OATH OF VALUE IS THEREFORE REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED 67-4-409(a)(1)(E).

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NAME & ADDRESS OF OWNER/TAXPAYER:

FRANK S. ARNOLD, JR. and MARY BOWSER ARNOLD, Trustees
134 Grey Place
Mt. Juliet, TN 37122

Certificate of Authenticity

I, *JAMES W. HOLMES*, 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 **March 6, 2026**.

JAMES W. HOLMES

Date: 7.22.26

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Sworn to subscribed before me this **22nd day of July, 2026.**

JAMIE M. FALIN
STATE OF TENNESSEE NOTARY PUBLIC
HAWKINS COUNTY

NOTARY PUBLIC

My Commission Expires: 7.30.28