Karen Johnson Davidson County
Batch # 1456545 DEEDQC
08/07/2026 01:10:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260807-0073007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE VON ARB FAMILY REVOCABLE LIVING TRUST	**SAME**	**168 00 0 246.00**
(NAME) **9257 Hester Beasley Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **John P. Von Arb and Kathleen E. Von Arb, husband and wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **John Paul Von Arb and Kathleen Elaine Von Arb, Trustees of THE VON ARB FAMILY REVOCABLE LIVING TRUST, dtd 08/07/2026,** established by **The Trust Agreement of THE VON ARB FAMILY REVOCABLE LIVING TRUST, dtd 08/07/2026,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Being a tract of land shown on Property Map 168, Assessor's Office of Davidson County, Tennessee, identified as Parcel 159 and bounded in general by Hester Beasley Road on the South, C.K. Gowda on the North and West and Mary Johnson on the East, more particularly described as follows:

Beginning at an iron pin in the North right of way of Hester Beasley Road at the Southeast comer of the C.K. Gowda Property recorded in Deed Book 5396, Page 450, Registers Office for Davidson County;

Thence leaving said right of way and along said Gowda's East line, N 16 degrees, 40'14" W, 217.61 feet to an iron pin Thence N 22 degrees, 47'08" E, 106.91 feet to an iron pin; Thence N 11 degrees 44'17"E, 178.01 feet to an iron pin; Thence N 35 degrees 8'22" E, 133.91 feet to a concrete block; Thence S 68 degrees 54'16" E, 117.08 feet to an iron pin; Thence S 59 degrees, 58'24" E, 154.99 feet to an iron pin; Thence S 74 degrees, 20'39" E, 130.95 feet to an iron pin; Thence along a new line, the following 4 calls, S 60 degrees 47' 03" W a distance of 98.52 feet to an iron pin; Thence S 15 degrees 39'21" W a distance of 89.40 feet to an iron pin; Thence S 43 degrees 38'32" E a distance of 300.21 feet to an iron pin; Thence S 16 degrees 20'26" W a distance of 58.26 feet to an iron pin in the North right of way of Hester Beasley Road; Thence with said right of way, along a curve to the left having radius of 782.82' feet, a distance of 436.74 feet to an iron pin at the base of a 20" Cedar Tree; Thence S 74 degrees, 22'34" W a distance of 115.67 feet to an iron pin at the point of beginning and containing 5.04 acres, more or less.

Being the same property conveyed to Gwendolyn Beth Williams and husband, Steven Dean Williams by Warranty Deed from Jason R. Bennett, married, recorded on the 6th day of March, 2014 in Instrument No. 20140306-0018800, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to John P. Von Arb and Kathleen E. Von Arb, husband and wife from Gwendolyn Beth Williams and husband, Steven Dean Williams by Warranty Deed dated May 1, 2019, of record in Instrument No. 20190502-0040921, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Easement for Right of way, recorded in Book 1730, Page 594 and Book 1784, Page 311.

Restrictive Covenant for Accessory Apartment recorded at Instrument No. 20180731-0074559.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **9257 Hester Beasley Road, Nashville, TN 37221.**

Witness our hands, this the 7th day of August, 2026.

John P. Von Arb

John P. Von Arb

Kathleen E. Von Arb

Kathleen E. Von Arb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John P. Von Arb** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 7th day of August, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathleen E. Von Arb** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 7th day of August, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public