Karen Johnson Davidson County
Batch# 1467922 DEEDQC
09/03/2026 01:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260903-0081935

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Mark A. Magnuson and Lucile Houseworth, Co-Trustees of The Magnuson-Houseworth Family Trust Agreement dated August 21, 2026	Same	116 12 0L 007.00
4204 Arundel Court		
Nashville, TN 37215		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, we, **MARK A. MAGNUSON** and **LUCILE HOUSEWORTH**, husband and wife, do hereby convey all of our right, title and interest in a certain tract or parcel of land to **MARK A. MAGNUSON AND LUCILE HOUSEWORTH, Co-Trustees of THE MAGNUSON-HOUSEWORTH FAMILY REVOCABLE LIVING TRUST DATED AUGUST 21, 2026**, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Plat Arundel Subdivision Estes Road, of record in Instrument No. 20070717-0085048, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Mark A. Magnuson and Lucile Houseworth, husband and wife, from Castle Contractors, LLC, a Tennessee limited liability company, by Deed dated June 14, 2012, of record in Instrument No. 20120618-0053100, Register's Office for Davidson County, Tennessee.

This is improved property known as 4204 Arundel Court, Nashville, Tennessee 37215.

Said property is also conveyed subject to any and all other limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this 21st day of August, 2026.

MARK A. MAGNUSON

LUCILE HOUSEWORTH

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK A. MAGNUSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this 21st day of August, 2026.

Notary Public

My Commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUCILE HOUSEWORTH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this 21st day of August, 2026.

Elizabeth Ryder Sykes
Notary Public

My Commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Lucile Houseworth
Affiant

Sworn to and subscribed before me this
21st day of August, 2026.

Elizabeth Ryder Sykes
Notary Public

My Commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 August 21, 2026.

August 31, 2026
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of August, 2026.

Linda J Williams
Notary Public

My Commission expires:

01/22/2030

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030