Karen Johnson Davidson County
Batch# 1481797 DEEDQC
10/07/2026 02:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20261007-0092258

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Arms Family Trust 4150 Knipfer Road Joelton, TN 37080	Same	029 00 0 017.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Kenneth Arms and Janice Arms, husband and wife ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Janice Fay Arms and/or Derek D. Arms, as Trustee of the Arms Family Trust u/d/a October 6, 2026, its successors and assigns. The real estate is described as follows:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of Eberlee Lands, not of record, described according to a survey made by John Setters, September 11, 1947, as follows:

Beginning in the center of the Knipfer Road, in the northerly line of the property conveyed to Charlie Arrington by Deed from Mrs. Maude Rayner, of record in Book 919, Page 397, Register's Office for said County; thence with Arrington's northerly line and a fence, eastwardly 369 feet to a fence, John Kolz's westerly line; thence with said line and a fence, northwardly 614 feet to Eli Jsharick's southerly line; thence with said line and a fence, North 79 deg. West 398 feet to the center of Knipfer Road; thence with the center of said road, South 12 deg. East 200' continuing with the center of said road, South 5 deg. West 490 feet to the beginning, containing 5.8 acres, more or less.

There is included in the above description, but expressly excluded from the herein conveyance three tracts of land, as follows:

Tract 1:

Land in Davidson County, Tennessee, being property conveyed to J.R. Boyte by Warranty Deed from Lawrence Boyte and wife, Augusta Boyte, recorded January 15, 1969 in Book 4301, Page 936, Register's Office for said County, described as follows:

Beginning at a point in the easterly edge of Knipfer Road in the extreme northwest corner of the Boyte Land and running thence south 88 deg. 40' East 200 feet to a point in the north line of the Boyte Land; thence south 5 deg. east 150 feet to an iron pin; thence north 88 deg. 40' west 200 feet to an iron pin in the easterly edge of said Knipfer Road; thence northerly with the easterly edge of Knipfer Road 150 feet to the beginning.

Tract 2:

Land in Davidson County, Tennessee, being property conveyed to J.R. Boyte by Warranty Deed from Lawrence Boyte and wife, Augusta Boyte, recorded January 15, 1969 in Book 4301, Page 940, Register's Office for said County, described as follows:

Beginning at a point in the easterly edge of Knipfer Road, same being the southwest corner of a 150 foot lot conveyed to J.R. Boyte on September 30, 1960; thence leaving said road and running with the south line of said lot, south 88 deg. 40' east 200 feet to a point; thence south 5 deg. east 100 feet to an iron pin; thence north 88 deg. 40' west 200 feet to an iron pin in the easterly edge of said Knipfer Road 100 feet to the beginning.

Tract 3:

Land in Davidson County, Tennessee, being property conveyed to J.R. Boyte by Warranty Deed from Lawrence Boyte and wife, Augusta Boyte, recorded January 28, 1976 in Book 4992, Page 236, Register's Office for said County, described as follows:

Beginning at a point in the easterly edge of Knipfer Road, same being the SW corner of a 100-foot lot conveyed to J.R. Boyte on December 7, 1968, same being of record in Book 4301, Page 940, Register's Office for Davidson County, Tennessee; thence, leaving said Road and running with the south line of said lot, S 88 deg. 40' E 200 feet; thence N 5 deg. W 250 feet to an iron pin; thence with a fence, S 79 deg. E 198 feet to an iron pin; thence S 5 deg. E 474 feet to an iron pin, corner of a 220-foot lot being reserved by Grantors; thence with the north line of said reserved lot, N 88 deg. 40' W 369 feet to a point in the east edge of Knipfer Road; thence with the margin of said Knipfer Road, N 5 deg. E 220 feet to the point of beginning.

Being the same property conveyed to Kenneth Arms and Janice Arms, husband and wife, from Nestler William Bernard, Jr., and wife, Linda C. Bernard, by Warranty Deed of record in Instrument No. 20180416-0035648, executed April 11, 2018, and recorded April 16, 2018, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated § 35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 6th day of October, 2026.

Affiant

Notary Public My Commission Expires: 03/05/2030

J.D. PAYNE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

This is improved property known as 4150 Knipfer Road, Joelton, TN 37080.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 6th day of October, 2026.

Kenneth Arms, Grantor

Janice Arms, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Arms and Janice Arms, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of October, 2026.

Notary Public My Commission Expires: 03/05/2030

J.D. PAYNE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, R. Whitney Boyd, 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 October 6, 2026.

Date: 10/06/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on October 6, 2026.

Notary Public: Brandy Coleman

My Commission Expires: