Karen Johnson Davidson County
Batch# 194115 DEEDWARR
02/11/2019 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $377.40
20190211-0012761

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/6/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK190048TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jonathan Arbuckle and Raymond Tate, as joint tenants with rights of survivorship,	Jonathan Arbuckle and Raymond Tate, as joint tenants with rights of survivorship,	
(NAME) 210 Old Hickory Blvd	(NAME) 210 Old Hickory Blvd	142-04-0A-033.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Two Thousand And No/100 Dollars ($102,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOSHUA T. WELLS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN ARBUCKLE AND RAYMOND TATE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 33, Belle Forest Condominium Apartments, a Horizontal Property Regime, as shown on the Plat of Belle Forest Condominium Apartments, recorded in Book 5200, Page 167, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua Wells by Executor's Deed from Steven Wiley Wells, Executor of the Estate of Jean F. Wells, deceased and Barbara Jean Wells, Nancy Wells Lombardo, Joshua Wells and Steven Wiley Wells, individually of record in Instrument No. 20141022-0097407, Register's Office for Davidson County, Tennessee, dated October 08, 2014 and recorded on October 22, 2014.

Jean F. Wells died March 19, 2014. Steven Wiley Wells is the Executor appointed in the Last Will and Testament of Jean F. Wells probated under Docket No. 14-710-CP, Circuit Court for Collier County, Florida, Probate Division. An order to establish muniment of title relative to real property owned by the decedent was entered in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Docket No. 14P1175 recorded in Instrument No. 20140812-0072476 on August 12, 2014, and Last Will and Testament of Jean F. Wells recorded on August 12, 2014 in Instrument No. 20140812-0072477, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean F. Wells by Warranty Deed from William E. Adams and wife, Annetta R. Adams of record in Instrument No. 20021011-0124800, Register's Office for Davidson County, Tennessee, dated October 07, 2002 and recorded on October 11, 2002.

unimproved ☐
This is improved ☒ property, known as 210 Old Hickory Blvd, Unit 33, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Joshua T. Wells, an unmarried man this 7 day of February, 2019.

Joshua T. Wells

STATE OF TENNESSEE FL
COUNTY OF Davidson Lee

On this 7th day of February, 19, before me personally appeared Joshua T. Wells, an unmarried man to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 7 day of February, 19. Lee FL

Commission Expires: _____

Notary Public

Stanley Zielinski
State of Florida
My Commission Expires 03/08/2020
Commission No. FF 968976

True Copy Certification

I, Thomas Vorholt II, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt III who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires _____

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022