WARRANTY DEED

Record & Return To:

Realty Title & Escrow Co.

6525 N. Quail Hollow Rd. STE 115

Memphis, TN 38120

P: (901) 260-4055

File No: 19110450

TG: 7726211

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My Commission Expires January 14, 2023

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-14-23
(AFFIX SEAL)

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

File No.: ARK190673TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Property Owner 10, LLC, a Delaware limited liability company	Property Owner 10, LLC, a Delaware limited liability company	176 05 0B 056.00
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-One Thousand Eight Hundred And No/100 Dollars ($221,800.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KATHARINE SUZANNE KLAR AND GABRIEL GENTRY KLAR, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PROPERTY OWNER 10, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, 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:

Being Lot No. 151 on the Plan of Hickory Woods Estates, Section 'C', of record in Plat Book 6900, page 885-887, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Katharine Suzanne Arndt by Quitclaim Deed of record as Instrument No. 20190718-0070609, in the Register's office for Davidson County, Tennessee pursuant to that certain Final Decree of Divorce filed at Docket No: 11d-1455 in the Fourth Circuit Court for Davidson County Tennessee at Nashville.

BEING the same property conveyed to Katharine S. Arndt, wife and Joseph S. Arndt, husband, by Warranty Deed of record as Instrument No. 20091026-0098553, in the Register's office for Davidson County, Tennessee.

Katharine S Arndt and Katharine Suzanne Arndt are one and the same person.

The same Katharine Suzanne Arndt having since married, is now known as Katharine Suzanne Klar. The grantor's husband, Gabriel Gentry Klar, joins in this conveyance to convey any interest he may have in the property, specifically any marital interest.

unimproved ☐
This is improved ☒ property, known as 125 Firelight Court, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 267247 **DEEDWARR**
08/06/2019 08:55:55 AM 2 pgs
Fees: $13.00 Taxes: $820.66

20190806-0077806

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 Katharine Suzanne Klar and Gabriel Gentry Klar this 22nd day of July, 2019.

Katharine Suzanne Klar

Gabriel Gentry Klar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2019, before me personally appeared Katharine Suzanne Klar and Gabriel Gentry Klar to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 22nd day of July, 2019.

Commission Expires: 6.4.20

Notary Public

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY