This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020070028

Karen Johnson Davidson County
Batch# 471872 DEEDWARR
09/08/2020 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $728.90
20200908-0102276

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp: 11/16/2022
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $197,000.00

Sworn to and subscribed before me this 27th day of August, 2020.

Affiant

Notary Public

Address of New Owner:
Jacob Arndt
2417 Robbie Court
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
073-070-191.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard C. Melanson, an unmarried man** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jacob Arndt, a single man** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25-A on the Plan of Zone Lot Division of Lots 22 thru 26, 38 and 39 (Section 4)- 41, 42 and 43 (Section 3), Cabin Hill of record in Plat Book 6250, Page 523, in the 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 Richard C. Melanson, an unmarried man by Warranty deed from Stonehorse Real Estate Holdings, LLC of record in Instrument No. 20170911-0092847 Register's Office for Davidson County, Tennessee, dated September 08, 2017 and recorded on September 11, 2017.

This is improved property known as **2417 Robbie Court, Nashville, TN 37214.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 27th day of August, 2020.

Richard C. Melanson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Richard C. Melanson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2020.

Notary Public
5/18/2024

ALEXANDRA OWEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022