Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Carol Brenda Arnold
525 Shoreline Lane
Antioch, TN 37013

Send Tax Bills To:
Carol Brenda Arnold

Karen Johnson Davidson County
Batch# 484593 **DEEDWARR**
09/28/2020 12:28:02 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200928-0111294

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 164 8 115.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jimmie Fitzgerald and Latonya Fitzgerald, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carol Brenda Arnold, a single woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING LOT NO. 25, OF HAMILTON CHASE, SECTION THREE, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20070517-0059303, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JIMMY FITZGERALD AND LATONYA FITZGERALD, HUSBAND AND WIFE, BY WARRANTY DEED FROM LAKE FOREST HOMES, INC., A TENNESSEE CORPORATION, RECORDED ON FEBRUARY 15, 2017, OF RECORD IN INSTRUMENT NO. 20170215-0015672, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 525 SHORELINE LANE, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of September, 2020.

Jimmie Fitzgerald (SEAL)

Latonya Fitzgerald (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2020, before me personally appeared Jimmie Fitzgerald and Latonya Fitzgerald, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of September, 2020.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires: 11-8-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25th day of September, 2020.

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Notary Public
My commission expires:
File No. 2020-1685