Karen Johnson Davidson County
Batch# 508567 DEEDWARR
11/04/2020 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20201104-0128860

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201030871

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $409,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2020.

Notary Public
My Commission Expires: May 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Randal Andrew Antley and Meredith Marie Goodfellow 4812 Merrill Lane Nashville TN 37211	New Owner	Tax Parcel ID No. 146 08 0 027.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brett W. Arnold and Amanda L. Arnold, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Randal Andrew Antley, unmarried man and Meredith Marie Goodfellow, unmarried woman, with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section Two, Elysian Meadows Addition, as of record in Book 2663, Page 101, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brett W. Arnold and Amanda L. Arnold, husband and wife, by Warranty Deed from Carolyn Mahaney, a single person, of record in Instrument No. 20180904-0086999, in the Register's Office of Davidson County, Tennessee, dated August 26, 2018 and recorded on September 04, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, ELYSIAN MEADOWS ADDITION, as recorded in Plat Book 2663, Page(s) 101.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2859, Page 403.

This is improved property located at 4812 Merrill Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2020.

Brett W. Arnold

Amanda L. Arnold

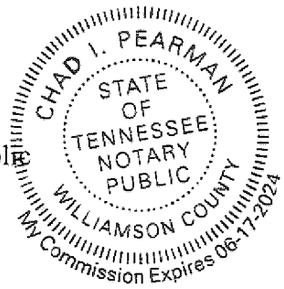
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brett W. Arnold and Amanda L. Arnold, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2020.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)