WARRANTY DEED



Y-SB-VRES-20-1603B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2021.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 555929 **DEEDWARR**
01/19/2021 10:43:11 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20210119-0007661

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Gregory P Prince	**Broker Solutions, Inc. dba New American Funding**	
(NAME)	(NAME)	
1603 B Dorchester Ave	**14511 Myford Rd., Ste 100**	**072-11-0N-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Tustin, CA 92780**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUDILPH JUSTIN ARN AND HANNAH DENISE ARN, CO-TRUSTEES OF THE RUDY AND HANNAH ARN TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY P PRINCE, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Davidson County, State of Tennessee, described as follows, to-wit:Land in Davidson County, Tennessee, being Unit B of 1603 Dorchester Homes, a Horizontal property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for 1603 Dorchester Homes, a Horizontal property Regime with Private Elements, of record as Instrument No. 20140909-0082363, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 1603 Dorchester Homes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20140909-0082363, and By-Laws appended thereto as Exhibit "C", said Register's office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Rudy J. Arn and Hannah D. Arn, husband and wife by Warranty deed from Jason Bockman, a married man of record in Instrument No. 20150518-0045239 Register's Office for Davidson County, Tennessee, dated May 15,2015 and recorded on May 18,2015.

Being the same property conveyed to The Rudy and Hannah Arn Trust, Rudolph Justin Arn and Hannah Denise Arn, Trustees by QuitClaim deed from Rudy J. Arn and Hannah D. Arn, husband and wife of record in Instrument No. 20200417-0040232 Register's Office for Davidson County, Tennessee, dated April 09, 2020 and recorded on April 17, 2020.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140909-0082363, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20140911-0083300, in the Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 136 and 137, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1603 B Dorchester Ave, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 15th DAY OF JANUARY, 2021.

The Rudy and Hannah Arn Trust

BY: _____
Rudolph Justin Arn
Co-Trustee

BY: _____
Hannah Denise Arn
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUDOLPH JUSTIN ARN, CO-TRUSTEE of THE RUDY AND HANNAH ARN TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of January, 2021.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/07/2023
WILLIAM E GRONES
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH DENISE ARN, CO-TRUSTEE of THE RUDY AND HANNAH ARN TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of January, 2021.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/07/2023
WILLIAM E GRONES
DAVIDSON COUNTY