This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 611431 DEEDWARR
04/09/2021 01:24:35 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20210409-0047590

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ADAM ARNOLD and KARA ARNOLD (FORMERLY KNOWN AS KARA L. SCRUGGS, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEKSANDRA PATERSON and JOHN PAUL PATERSON, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 16, ON THE PLAN OF BLOCK"C" ON THE MAP OF COUNTRY CLUB ESTATES, OF RECORD IN PLAT BOOK 843, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ADAM ARNOLD AND WIFE, KARA L. SCRUGGS, BY WARRANTY DEED FROM FRED R. BRACEY AND WIFE, SHERYL G. BRACEY, DATED JANUARY 28, 2005 AND RECORDED FEBRUARY 4, 2005 OF RECORD IN INSTRUMENT #20050204-0013362, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID KARA L. SCRUGGS AND KARA ARNOLD ARE ONE AND THE SAME PERSON.

This is improved property, known as 1401 MCALPINE AVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and

representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 5TH day of APRIL 2021.

ADAM ARNOLD

KARA ARNOLD

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ADAM ARNOLD and KARA ARNOLD**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TN, on this the 5TH day of APRIL 2021.

NOTARY PUBLIC
My commission expires: 7-2-24

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$475,000.00**

Affiant

Subscribed and sworn to before me, this the 5TH day of APRIL 2021.

NOTARY PUBLIC
My commission expires: 4/23/24

Address New Owner(s) as follows:
ALEKSANDRA PATERSON
JOHN PAUL PATERSON
1401 MCALPINE AVE
NASHVILLE, TN 37216

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
061-16-0-330.00