Karen Johnson Davidson County
Batch# 612884 DEEDWARR
04/12/2021 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20210412-0048340

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $560,000.00. Affiant Subscribed and sworn to before me, this the 8th day of April, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tyler Graham and Hannah Wohltjen	First National Bank of Middle Tennessee 1608 Williams Drive Murfreesboro, TN 37129	072-07-0-119.00
2342 Riverside Drive Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TRAVIS ARNOLD AND AMY ARNOLD, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER GRAHAM AND HANNAH WOHLTJEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 5 on the Map of L.A. Warren' s re-subdivision of Block C of the R.M. Dudley Subdivision, as of record in Book 843, page 102, Register's Office for said County.

Said Lot No. 5 fronts 70 feet on the Westerly side of Riverside Drive, formerly Riverside Blvd. and extends back 175.5 feet on the Northerly line and 178 feet on the Southerly line to a dead line in the rear on which is measures 51 feet.

Being the same property conveyed to Travis Arnold, an unmarried man by Warranty deed from Edna M. McKever, unmarried of record in Instrument No. 20070209-0017035 Register's Office for Davidson County, Tennessee, dated February 01, 2007 and recorded on February 09, 2007.

Being the same property conveyed to Travis L. Arnold and wife, Amy F. Arnold by Quitclaim deed from Travis Arnold of record in Instrument No. 20110801-0058596 Register's Office for Davidson County, Tennessee, dated July 25, 2011 and recorded on August 01, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2342 Riverside Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY OUR HANDS EFFECTIVE AS OF THE 7th KC day of April, 2021.

Travis Arnold

Amy Arnold

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Travis Arnold and Amy Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 07 day of MARCH, 2021.

Notary Public

My Commission Expires: 2/28/2022

KATHERINE COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

