Karen Johnson Davidson County
Batch# 632757 DEEDWARR
05/10/2021 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $510.60
20210510-0062773

WARRANTY DEED

ASHLEE D. PAGE
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 $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rod Thompson and Patricia Thompson	New Owners	
(NAME) 105 Beech Forge Drive	(NAME) at Property Address	163110B05500CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Christie Arnold, Administratrix of The Estate of Gregory Foster Arnold**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rod Thompson and Patricia Thompson,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 55 on the Plan of Bell Forge Village, Section 4, Phase 2, as of record in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Greg Arnold, by virtue of that certain Warranty Deed dated July 5, 2001, and being of record at Instrument No. 20010712-0074433 in the Register's Office of Davidson County, Tennessee.

Greg Arnold a/k/a Gregory Foster Arnold died September 18, 2018 and said property is being sold pursuant to Order Approving Petition for Sale of Real Property and Motion to Approve Contract for Sale of Real Property filed April 22, 2021, Docket No. 18P1975 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) at Nashville.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6250, Page 201, Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. Book 6040, Page 538, Book 6350, Page 858, B ook 6651, Page 207, Instrument No. 20061229-0160925 and 20190214-0014097, By-Laws of record in Book 6040, Page 576 and Book 6306, Page 644, Charter recorded at Book 6887, Page 495 and Book 7491, Page 883, **and all other matters of record, including all items set out on any applicable plat of record.**

This is unimproved _ improved x property, known as 105 Beech Forge Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 5th day of May, 2021.

The Estate of Gregory Foster Arnold

By Christie Arnold, Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Christie Arnold, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Administratrix of The Estate of Gregory Foster Arnold, and is authorized by The Estate of Gregory Foster Arnold, to execute this instrument on behalf of The Estate of Gregory Foster Arnold as Administratrix.

Witness my hand and official seal, this 5 day of May, 2021.

Notary Public Cari Allen

My Commission Expires: 1-6-25



Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022