Name and Address of New Owner:
Hyde Construction Group, LLC
**921 Sutton Hill Rd**
**Nashville, TN 37204**

Karen Johnson Davidson County
Batch# 654360 DEEDWARRSP
06/10/2021 01:35:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20210610-0078427

Send Tax Bills To:
Pinnacle Bank
150 3rd Avenue South
Ste. 1000
Nashville, TN 37201

This Instrument Prepared By:
Easy Close, LLC, dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 131-03-0-090.00

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James W. Arnold (A/K/A Jim Arnold) by and through his Attorney-in-Fact Judy A. Jones, Jack G. Arnold (A/K/A Jack Arnold) by and through his Attorney-in-Fact Judy A. Jones, Dorothy A. Webb (A/K/A Joy A. Webb or Joy Arnold Webb) by and through her Attorney-in-Fact Judy A. Jones, Jill A. Knott (A/K/A Jill Arnold Knott) by and through her Attorney-in-Fact Judy A. Jones, and Judy A. Jones, the heirs and beneficiaries of the Estate of Mary Lois Arnold,** "the Grantors," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hyde Construction Group, LLC, a Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Green Hills Subdivision No. 2 of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 75 feet on the westerly side of Green Hills Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Mary Lois Arnold, by Warranty Deed from Malcolm Hogin and wife, Louise Hogin, of record in Book 4872, page 208, Register's Office for Davidson County, Tennessee, dated November 29, 1974 and recorded on December 02, 1974. (Value or consideration shown in aforementioned deed $40,000.00.)

Being the same property conveyed to (i) A one-fifth (1/5) undivided interest to James W. Arnold, his heirs and assigns (ii) A one-fifth (1/5) undivided interest to Jack G. Arnold, his heirs and assigns (iii) A one-fifth (1/5) undivided interest to Dorothy A. Webb A/K/A Joy A. Webb, erroneously referred to as Judy A. Webb (see Scrivener's Affidavit referenced below), her heirs and assigns (iv) A one-fifth (1/5) undivided interest to Jill A. Knott, her heirs and assigns (v) A one-fifth (1/5) undivided interest to Judy A. Jones, her heirs and assigns by Executor's Quitclaim Deed from Judy A. Jones Executor of the Estate of Mary Lois Arnold, of record

in Instrument No. 20210420-0052719 Register's Office for Davidson County, Tennessee, dated April 09, 2021 and recorded on April 20, 2021. Scrivener's Affidavit of record in Instrument No. 20210507-0061790, Register's Office for Davidson County, Tennessee.

Being also known as 1828 Green Hills Drive, Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons, **claiming by, through, or under Grantee, but against none other.**

IN WITNESS WHEREOF, Grantor has caused this *Warranty Deed to be executed on the 4th day of June, 2021.

***Special**

James W. Arnold by Judy A Jones
James W. Arnold by Judy A. Jones, Attorney-In-Fact
Attorney-In-Fact

Jack G. Arnold by Judy A Jones
Jack G. Arnold by Judy A. Jones, Attorney-In-Fact
Attorney-In-Fact

Dorothy A. Webb by Judy A. Jones
Dorothy A. Webb by Judy A. Jones, Attorney-In-Fact
Attorney-In-Fact

Jill A. Knott by Judy A. Jones
Jill A. Knott by Judy A. Jones, Attorney-In-Fact
Attorney-In-Fact

Judy A. Jones
Judy A. Jones

State of Tennessee
County of Davidson

Before me, Becky Elizabeth Burch of the state and ~~county mentioned~~, personally appeared with whom I am ~~personally acquainted~~ (or ~~proved to me~~ on the basis of satisfactory evidence), ~~and who~~, upon oath, acknowledged such person to be the of , the ~~within named~~

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said State and County, **Judy A. Jones**, the within named bargainor, 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.

WITNESS my hand and official seal this 4th day of June, 2021.

Notary Public
My commission expires: 9.2.24

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said State and County, **Judy A. Jones,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **James W. Arnold, Jack G. Arnold, Dorothy A. Webb, and Jill A. Knott,** and acknowledged that she executed the same as the free act and deed of the said **James W. Arnold, Jack G. Arnold, Dorothy A. Webb, Jill A. Knott,.**

WITNESS my hand and official seal this 4th day of June, 2021.

Notary Public
My commission expires: 9.2.24

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$600,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
4th day of June, 2021.

Notary Public
My commission expires: 9.2.24

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON