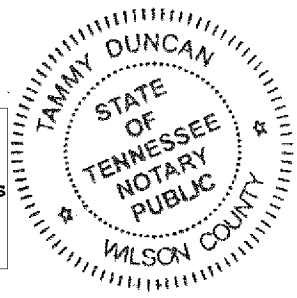
Karen Johnson Davidson County
Batch# 657876 DEEDWARR
06/16/2021 01:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20210616-0081437



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of June, 2021.

NOTARY PUBLIC

My commission expires: 4/22/23

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jerry Donald Graves, Sr. and Julia Helene Eastman-Graves	SAME AS NEW OWNER	029-00-0-011.00
(NAME)	(NAME)	
4131 Knipfer Road		029-00-0-290.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Michael Wayne Arrington, Co-Executor and Mitchell Paul Arrington, Co-Executor for the Estate of Paul Wayne Arrington and Michael Wayne Arrington and and Mitchell Paul Arrington, individually,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jerry Donald Graves, Sr. and Julia Helene Eastman-Graves, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Tract I: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 2 on the Plan of the C. B. Arrington's Property, described according to a survey made by C. J. Carney, Surveyor, November 5, 1957, as follows:

Beginning at an iron pin in the center of Knipfer Road, at the southeast corner of Lot No. 1 on said plan; thence with said Road, South 3 degrees East 127.5 feet to a spike in the center of said Road; thence due West 303 feet to a point; thence North 127 feet to an iron pin in the Southwest corner of Lot 1 on said Plan; thence with the line between Lots 1 and 2, due East 296.5 feet to, the point of beginning, containing 0.87 acres.

Being the same property conveyed to Paul Arrington and wife, Arden Welch Arrington by Warranty Deed from G.B. Arrington and wife, Willie Mai Arrington of record in Book 3035, page 393, Register's Office for Davidson County, Tennessee, dated June 17, 1959 and recorded on April 11, 1960.

Said Arden Welch Arrington became deceased, vesting Paul Arrington as surviving tenant.

The said Paul Arrington died December 14, 2020, predeceased by his wife, Arden Arrington. Estate of Paul Wayne Arrington, was probated in Docket No. 21P454 in Davidson County, Tennessee. Per Last Will and Testament for Paul Wayne Arrington, Michael Wayne Arrington and Mitchell Paul Arrington were appointed as Co-Executors for the Estate of Paul Wayne Arrington.

Tract II: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 3 on the Plan of the C. B. Arrington's Property, described according to a survey made by C. J. Carney, Surveyor, November 5, 1957, as follows:

Beginning at an iron pin in the center of Knipfer Road at the southeast corner of Lot No. 2 on said plan; thence with said road in a southerly direction 127.5 feet to an iron pin; thence due west 294.4 feet to an iron pin; thence north 127 feet to an iron pin; thence due east 303 feet to the point of the beginning containing .87 acres.

Being the same property conveyed to Paul Arrington and wife, Arden Welch Arrington, by Quitclaim Deed from Charles E. Arrington, Glenn A. Arrington, James R. Arrington, Gene Arrington, Gary Arrington, Nadine Arrington Sterry, and Sue Ann Arrington of record in Book 5358, Page 236, Register's Office for Davidson County, Tennessee, dated October 30, 1978 and recorded on November 1, 1978.

Said Arden Welch Arrington became deceased, vesting Paul Arrington as surviving tenant.

The said Paul Arrington died December 14, 2020, predeceased by his wife, Arden Arrington. Estate of Paul Wayne Arrington, was probated in Docket No. 21P454 in Davidson County, Tennessee. Per Last Will and Testament for Paul Wayne Arrington, Michael Wayne Arrington and Mitchell Paul Arrington were appointed as Co-Executors for the Estate of Paul Wayne Arrington.

Michael Wayne Arrington being one in the same as Michael W. Arrington.

This property is __unimproved _X_improved property known as: 4131 Knipfer Road, Joelton, TN 37080.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of June, 2021.

Estate of Paul Wayne Arrington

BY: Michael Wayne Arrington Co-Executor
Michael Wayne Arrington, Co-Executor

By: Mitchell Paul Arrington Co-Executor
Mitchell Paul Arrington, Co-Executor

Michael W Arrington
Michael Wayne Arrington

Mitchell Paul Arrington
Mitchell Paul Arrington

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael Wayne Arrington and Mitchell Paul Arrington, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Co-Executors for the Estate of Paul Wayne Arrington, the within named bargainors, and that as such Co-Executors, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Estate of Paul Wayne Arrington as Co-Executors of said Estate.

Witness my hand and official seal, at office, on this the 10th day of June, 2021.

Mary Birthright
Notary Public
My commission expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Wayne Arrington and Mitchell Paul Arrington, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 2021.

Mary Birthright
Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

