Karen Johnson Davidson County
Batch# 663366 DEEDWARR
06/23/2021 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $551.30
20210623-0085147

0033

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0320

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 149,000.00

Affiant

CAROLYN D. DALE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of June, 2021

Notary Public Carolyn D. Dale

Commission Expires: 6-18-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Teonqua Cotton 715 Holder Drive Nashville, TN 37217	Movement Mortgage 8024 Calvin Hall Rd. Indian Land, SC 29707	136-14-0-211.00

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, I/WE,

Richard Arnold and Dorothy Arnold, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teonqua Cotton, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot Number 69-B, on the Plan of Zone Lot Division Lots 67-70, Harbor Gate, Section One, of record in Plat Book 5200, Page 712, amended in Plat Book 6200, Page 331, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Richard Arnold and Dorothy Arnold by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 11/22/2013 and recorded 12/17/2013 in Instrument No. 20131217-0127319, Register's Office for Davidson County, Tennessee.

Richard J. Arnold and Richard Arnold are one and the same person. Dorothy J. Arnold and Dorothy Arnold are one and the same person.

Power of Attorney of record in Instrument No. 20210615-0080267, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 715 Holder Drive Nashville, TN 37217.

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

Dated this the 11th day of June, 2021.

Richard Arnold

Dorothy J. Arnold by Richard J. Arnold, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Arnold** 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 at Hendersonville, Tennessee this 11th day of June, 2021

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024
(Notary Seal)

Kim Graves
Notary Public
My Commission Expires: 8-20-24

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Richard J. Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Dorothy J. Arnold and that he is authorized by Dorothy J. Arnold to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 11th day of June, 2021.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Kim Graves
Notary Public at Large
My commission expires: 8-20-24

TRUE COPY CERTIFICATION

I, Teresa Morgan, do hereby make oath that I am 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 documents executed and authenticated according to law.

Teresa Morgan 6/19/2021

Signature/Date

State of Tennessee

County of Davidson

Personally appeared before me, R. Houston Akin, a notary public for this county and state, Teresa Morgan, 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: 9/6/22

Notary's Seal:

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON