Karen Johnson Davidson County
Batch# 693359 DEEDWARR
08/09/2021 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20210809-0106910

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $333,000.00.

Affiant

Subscribed and sworn to me on 08/06/21.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Crowne Property Acquisitions 2325 Pointe Pkwy Ste 250 Carmel, IN 46032	New Owner	041-10-0-012.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Wesley Arning and Megan Lois Arning, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Crowne Property Acquisitions, LLC hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 451, as shown on the map entitled Plan of Bellshire Estates, Section B, of record in Book 2331, pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Robert W. Arning and Megan Arning, husband and wife, by Warranty Deed from James Earl Burton, an unmarried man, dated September 22, 2020 and recorded on September 24, 2020 in Instrument No. 20200924-0109783, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to James Earl Burton by Executor's Quitclaim Deed from James Earl Burton, Executor of the Estate of Robert Donald Burton, Sr. dated March 6, 2019 and recorded on March 7, 2019 in Instrument No. 20190307-0020941, Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 1332 Cheshire Drive, Nashville, Tennessee 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 07/19/21.

Robert W. Arning
Robert W. Arning

Megan Arning
Megan Arning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/19/21, before me personally appeared Robert W. Arning and Megan Arning, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/19/21

PBHill
NOTARY PUBLIC

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

My Commission Expires: 11-6-24

I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-6-21 (date of document).

E Prophet

Affiant Signature

8-6-2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of August, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

