Karen Johnson Davidson County
Batch# 698629 DEEDWARR
08/17/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20210817-0110736

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Melvil Arnt	New Owner	Parcel ID: 074 00 0 065.00
(NAME)	(NAME)	
2100 Neelys Bend Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Brown and wife, Marla Brown**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melvil Arnt, an unmarried man**, 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, described as follows:

Beginning at a point in the Westerly margin of Neely's Bend Road, said point being North 7 degrees 35' 07" E, 108.00 feet from the Northeast corner of the property shown on the Plat of record in Book 5190, Page 675, Register's Office for Davidson County, Tennessee; thence with the Westerly margin of Neely's Bend Road North 7 degrees 35' 07" E, 290.46 feet to a Point; thence North 2 degrees 44' 36" W, 101.95 feet to a point; thence leaving Neely's Bend Road and with the line dividing the property herein and the property conveyed to Patricia E. Heron and husband of record in Book 3979, Page 435, said Register's Office, South 66 degrees 55' 34" West, 1030.33 feet to a point in the land conveyed to William H. Howell and wife, of record in Book 5077, Page 269, said Register's Office; thence South 10 degrees 54' E, 188.96 feet to a point; thence South 85 degrees 37' 04" E, 159.98 feet, more or less, to an iron pin in the Southwest corner of the property shown on the plat of record in Book 5190, Page 675, said Register's Office; thence with the rear line of the property shown on said plat; thence North 7 degrees 35' 07" East, 108.00 feet to a point; thence South 85 degrees 33' 56" E, 435.00 feet to the Westerly margin of Neely's Bend Road, the point of beginning.

Being the same property conveyed to Robert Brown and wife, Marla Brown, by Warranty Deed from Donald C. Traylor and Debra Lynn Traylor, both unmarried, of record in Instrument No. 20050406-0038107, in the Register's Office for Davidson County, Tennessee, dated April 01, 2005 and recorded on April 06, 2005.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2100 Neelys Bend Road, Madison, TN 37115

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 our hands this 10 day of August, 2021

Robert Brown

Marla Brown

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Robert Brown and wife, Marla Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

I, Elaine P. Askew, 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 8-10-21 (date of document).

Elaine P. Askew

Affiant Signature

Date 8-16-21

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 16th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05-09-23

