Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.595-21

Karen Johnson Davidson County
Batch# 724751 DEEDWARR
09/27/2021 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20210927-0129531

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Marianne Coleman
Affiant

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of September, 2021

Jill L Swicegood
Notary Public
My Commission Expires: 7/9/22

Address of New Owner	Send Tax Bills To:	
Michaela A. Dowdy 377 Melpar Drive Nashville, TN 37211	New Owner	Map/parcel: 147-16-0-091.00

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

Arc Properties, GP

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michaela Ashlyn Dowdy, unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HER 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 342 on the Plan of Fairlane Park, Section III, of record in Plat Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee.

SAID Lot Number 342 fronts 93.8 feet on the southerly margin of Melpar Drive and extends back 198 feet on the westerly line and 221.2 feet on the easterly line to a dead line in the rear measuring 19.6 feet thereon.

BEING the same property conveyed to ARC Properties, GP by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated 7/22/2010 and recorded 8/2/2010 in Instrument Number 20100802-0060217, Register's Office for Davidson County, Tennessee. See also Power of Attorney for Fannie Mae in Instrument Number 20090520-0046582 in said Register's Office.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is XX improved or _____unimproved property known as: 377 Melpar Drive Nashville, TN, 37211

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(S), ITS heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 23rd day of September, 2021

Arc Properties, GP

BY: _____
Bijan Ferdowsi, Partner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bijan Ferdowsi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be a partner of Arc Properties, GP, a general partnership, and that he as such partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

Witness my hand and official seal this 23rd day of September, 2021

_____
Notary Public

My Commission Expires: 2/21/22

EDWARD P HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 9-23-2021.

Kimberly D Hicks
Affiant
Date: 9/23/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of September, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON