WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ 390,000.00

Affiant
SUBSCRIBED AND SWON TO BEFORE ME, THIS
30th day of November, 2021

Katherine Warren
Notary Public

MY COMMISSION EXPIRES: 4/13/22
(Affix Seal)

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

Karen Johnson Davidson County
Batch# 770967 DEEDWARR
12/09/2021 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20211209-0163228

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Lahti		
844 Cherokee Avenue, #3	**Same as Owner**	**072-09-1C-003.00**
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,WE, **Matthew Clinton Arnold, a Single Man,**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Eric Lahti, a Single 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 844 Cherokee Avenue, #3, Nashville, Nashville, TN 37207. Said property is being described as follows:

Land in Davidson County, Tennessee, being Unit No. 3, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for TownHomes at 844 Horizontal Property Regime with Private Elements of record in Instrument No. 20170329-0030499 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Clinton Arnold, a Single Man by Warranty Deed from Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company dated 02/23/2018 and filed for record on 03/02/2018 of record in Instrument No 20180302-0020034 , said Register's Office for said County.

This Conveyance is subject to:
*Taxes for the year 2018, and thereafter, not yet due and payable.
*Terms, provisions, convents, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions of record in Instrument No. 20170329-0030499, Register's Office for Davidson County, Tennessee.
*Charter for Townhomes at 844 Homeowner's Association, Inc. of record in Instrument No. 20170417-0037012, Register's Office for Davidson County, Tennessee.
*Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160913-0096122, Register's Office for Davidson County, Tennessee.
*Subject to all matters shown on the Plan of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee:
*Restrictive Covenants of record in Book 2271, Page 541, Register's Office for Davidson County, Tennessee.
*Rights and Easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
*Subject to rights of others in and to the common areas and/or elements;
*Any and all existing Easements and Restrictions as shown of record not stated herein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **844 Cherokee Avenue, #3, Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 30th day of November, 2021.

Matthew Clinton Arnold

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Clinton Arnold** the bargainor(s) 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 30th day of November, 2021.

Commission Expires: 3/1/25

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on NOV. 30, 21 (date of document).

Jennifer L. Pennell

NOV. 30, 21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of NOV, 2021.

Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

