Karen Johnson Davidson County
Batch# 790100 DEEDWARRSP
01/13/2022 03:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220113-0005413

Commitment Number: TN21106131

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21106131.

New Property Owner/Mail Tax Statements To:
Justin H. Arnold and **Brendan Durrett**, 6784 Gower Rd., Nashville, Tennessee, 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
101-00-0-174-00

SPECIAL WARRANTY DEED

Exempt: Section 67-4-409(a)(3)(A)(i): creation of tenancy by the entirety by the conveyance from one spouse to the other

Justin H. Arnold, now married, hereinafter grantor, whose tax-mailing address is **6784 Gower Rd Nashville, Tennessee, 37209**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Justin H. Arnold** and **Brendan Durrett**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **6784 Gower Rd., Nashville, Tennessee, 37209**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in Davidson County, Tennessee, and being more particularly described according to a survey by John Kohl and Company, P.C. dated December 1, 1987, as follows: Beginning at a point in the Northerly boundary of Gower Road, 1200 feet West of River Road; thence following Gower Road around a curve to the West 396.48 feet to a point; thence North 52 degrees 46 minutes 50 seconds Wet 429.91 feet to a point; thence North 58 degrees 47 minutes 12 seconds East 233.35 feet to a point; thence North 45 degrees 16 minutes 19 seconds West 354.21 feet to a point; thence North 44 degrees 43 minutes 41 seconds East

218.03 feet to a point; thence South 45 degrees 16 minutes 19 seconds East 651.50 feet to the point of beginning. Tax ID: 101-00-0-174-00
Property Address is: 6784 Gower Rd., Nashville, Tennessee, 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20151123-0118448 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 101-00-0-174-00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by ~~the undersigned~~ on NOV 22, 2021:

Justin H. Arnold

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on NOV 22, 2021 by **Justin H. Arnold** who is personally known to me or has produced DRIVERS LIC as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

State of TN
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22 day of NOV, 2021.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Affiant

Justin Arnold
Print Name

Notary Public

My commission expires:

3/7/23

MARK GROLL
Print Name

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 11/22/21.

Affiant Signature

11/22/21
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 22nd day of November, 20 21.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462