NEW OWNER:

WILLIAM S. ARNOLD
KATHARINE D. ARNOLD
3020 Elliott Drive
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

FILE NO: 22-0084

Map & Parcel
092-08-0-140.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 798117 **DEEDWARR**
02/01/2022 11:23:05 AM 3 pgs
Fees: $18.00 Taxes: $2,025.60

20220201-0011513

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Forty-Seven Thousand, Four Hundred Fifty-Nine and 50/100 Dollars ($547,459.50)** cash in hand paid, the receipt of which is hereby acknowledged, **ARNOLD INVESTMENTS, INC., a Tennessee corporation**, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **WILLIAM S. ARNOLD and wife, KATHARINE D. ARNOLD** ("Grantee"), as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, beginning on the south side of Line Street, 54 feet west from the corner of Addison Avenue, and runs west with said Line Street 60 feet to an alley 130.5 feet east of the corner of Hudson and Line Streets, thence south with said alley 107 feet to a stake, thence East 60 feet to a stake, thence North 107 feet to the beginning, the same being part of Lots 48 and 49, in J.R. Hudson's Addition, as per plan in Book 21, Page 136, Register's office for Davidson, County, to which reference is made, running back between parallel lines 107 feet.

Being the same property conveyed to **ARNOLD INVESTMENTS, INC., a Tennessee corporation**, by warranty deed from GEOFFRY ROBERT THOMPSON and PATSY ANN THOMPSON, Co-Trustees of The Thompson Family Trust dated March 13, 2018, and of record in Instrument Number 20180319-0025756, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of
1703 JO JOHNSTON AVENUE, NASHVILLE, TN 37023.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 21, Page 136, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, the undersigned has/have executed or caused this instrument to be executed by its/their duly authorized representative, this the 28th day of January, 2022.

GRANTOR:

ARNOLD INVESTMENTS, INC.
A Tennessee corporation

BY: BILL ARNOLD, President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **BILL ARNOLD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **President** of **ARNOLD INVESTMENTS, INC., a Tennessee corporation**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 28th day of January, 2022.

NOTARY PUBLIC

My commission expires: 10/30/2023

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The actual consideration or value, whichever is greater, for this transfer is **$547,459.50.**

AFFIANT

Sworn to and subscribed to before me this 28th day of January, 2022.

NOTARY PUBLIC

My commission expires: 10/30/2023