THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 812798 DEEDWARR
03/01/2022 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $5,069.00
20220301-0022876

File Number: 2022-02-161
Parcel ID: 144 03 0 010.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
The 1067 Lynnwood Blvd Trust u/a/d February 16, 2022 1067 Lynnwood Boulevard Nashville, TN 37215	Same as New Owner	Map/Parcel 144 03 0 010.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Darrell Gene Arnett and Debra Ann Arnett, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Paul F. Soper, as Trustee of The 1067 Lynnwood Blvd Trust u/a/d February 16, 2022** ("Grantee") all of right, title and interest in and to that certain real property known as 1067 Lynnwood Blvd, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Chickering Hills, Section One, of record in Book 2331, Page 8, Register's office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Darrell G. Arnett and wife, Debra Ann Arnett, by Warranty Deed from Murray W. Smith, unmarried, of record in Book 7445, Page 706, in the Register's Office of Davidson County, Tennessee, dated January 04, 1988 and recorded on January 08, 1988.

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), his/her/their heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this

16th day of February, 2022.

Darrell Gene Arnett

Debra Ann Arnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of February, 2022, before me personally appeared Darrell Gene Arnett and Debra Ann Arnett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of February, 2022.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 1,370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of February, 2022

Notary Public
My commission expires: 9-8-2025

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Certificate of Authenticity

I, Lindsay Philpot, 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 February 16, 2022.

Date

Affiant Signature

February 17, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of February, 2022.

Notary's Signature

My Commission Expires: 3/1/25
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025