This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-16012-SL

Karen Johnson Davidson County
Batch# 822411 **DEEDWARR**
03/15/2022 10:02:28 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20220315-0029905

STATE OF TENNESSEE
COUNTY OF Davidson

April G. Nichols
State of Tennessee Notary Public
Williamson County

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2022.

Notary Public
My Commission Expires: 6.24.2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dillon Arnold 229 Still Spring Hollow Court Nashville, TN 37221	New owner	128 16 0A 082.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sean R. Anteau and Chelsea Ashworth, Husband and Wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Dillon Arnold, a single man** , hereinafter called the Grantee(s), his/her/their 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 No. 28, on the Final Plat of Phase 3, Section 1, Still Springs Ridge, as shown on plat of record in Instrument No. 20080710-0071072, said Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sean R. Anteau, by Warranty Deed from Dalamar Homes, LLC, of record in Instrument No. 20141119-0106581, in the Register's Office of Davidson County, Tennessee, dated November 14, 2014 and recorded on November 19, 2014.

Chelsea Ashworth joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: **229 Still Spring Hollow Court, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of March, 2022.

GRANTOR:

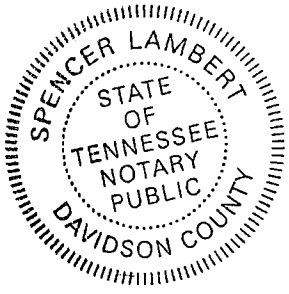
Sean R. Anteau

Chelsea Ashworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sean R. Anteau and Chelsea Ashworth, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of March, 2022.



Notary Public
My Commission expires: 11/4/24