WARRANTY DEED

Karen Johnson Davidson County
Batch# 864662 DEEDWARR
05/31/2022 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20220531-0062341

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $480,000.00.

Elaine Arnold
Affiant

Subscribed and sworn to me on 23 May /2022.

NOTARY PUBLIC
My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elaine Arnold and Jack G. Arnold 3600 Caldwell Ct. Nashville, TN 37204	Same as New Owner	118 14 0 039.00

FOR AND IN CONSIDERATION of Four Hundred and Eighty Thousand ($480,000) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Swinney and Theresa VanDusen, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Elaine Arnold and Jack G. Arnold, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 8 on the Plan of Caldwell Court, as of record in Book 2854, Page 74, Register's Office for said County.

Said Lot No. 8 fronts 86 feet on the Northerly side of Caldwell Court and extends back 131.1 feet on the Easterly line and 138.3 feet on the Westerly line to a dead line, measuring 129.7 feet thereon.

Being the same property conveyed to Robert Swinney, Theresa Vandusen, and Elaine Arnold, by Executor's Quitclaim Deed from Robert Swinney, Executor, of record in Instrument No. 20220427-0048734, in the Register's Office of Davidson County, Tennessee, dated April 27, 2022 and recorded on April 27, 2022.

Being the same property conveyed to Herb C. Swinney and wife, Florence B. Swinney, by Warranty Deed from J. Manning Potts and wife, Agnes W. Potts, of record in Book 4115, Page 929, in the Register's Office of Davidson County, Tennessee, dated February 25, 1967 and recorded on March 30, 1967.

Herb C. Swinney is now deceased as shown in the records for Davidson County, Tennessee.

Florence B. Sadler (Also Known as Florence B. Swinney) is now deceased on June 18, 2021, as shown in the Probate Court for Davidson County, Tennessee, Probate Case No. 21P1970.
This is improved property known as 3600 Caldwell Court, Nashville, Tennessee 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 23rd May, 2022.

Robert Swinney

Theresa VanDusen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On , before me personally appeared Robert Swinney and Theresa VanDusen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 23, May, 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on May 23, 2022.

Signature 05/23/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 23rd day of May, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202205310062341