Karen Johnson Davidson County
Batch# 868988 DEEDWARR
06/09/2022 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20220609-0065802

WARRANTY DEED

TAYLOR STROUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

File No. AT-22-2578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arrived TN 101, LLC	Arrived TN 101, LLC	
(NAME)	(NAME)	092-07-0-135.00
2117 Herman Street	2117 Herman Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Kelly Nicole Meadors, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arrived TN 101, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 75, on the Plan of J.B. Davis' Subdivision of Lot No. 5 of the Elizabeth Harding Lytle Tract, as of record in Book 57, page 96, and in Book 161, page 123, Register's Office for Davidson County, Tennessee. to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly Nicole Meadors by Warranty deed from L.A.N.D. Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200430-0045253 Register's Office for Davidson County, Tennessee, dated April 28, 2020 and recorded on April 30, 2020.

This is property more commonly known as:
2117 Herman Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 my/our hand this 31st day of May, 2022.

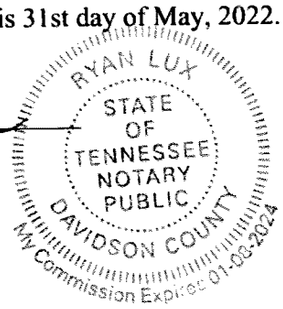
Kelly Nicole Meadors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2022, before me personally appeared Kelly Nicole Meadors, 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 31st day of May, 2022.

Notary Signature
My commission expires:



Property Address: 2117 Herman Street, Nashville, TN 37208

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 May 31, 2022.

Steve Berneman

Date: 31st day of May, 2022

State of Tennessee
County of Davidson

Sworn and subscribed before me on 31st day of May, 2022 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025



File No.: 2022-9974-TN