Karen Johnson Davidson County
Batch# 873847 DEEDWARR
06/17/2022 03:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,319.80
20220617-0069877

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	CTS, 4501 Charlotte Park Dr, Ste 120A Charlotte, NC 28217	Jayce Rae Arnette and James Ray Arnette, Jr. 316 April Lane Nashville, TN 37211

Order Number: CTSL-102330TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Madison Glasgow, an unmarried woman**, for Three Hundred Fifty Six Thousand Seven Hundred One Dollars and 70/100 ($356,701.70) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Jayce Rae Arnette, an unmarried person and James Ray Arnette, Jr., a married man, as his Sole and Separate Property**, whose address is 316 April Lane, Nashville, TN 37211, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 7 on the plan of April Lane Subdivision of record in Plat Book 2330, Page 132, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 161 04 0 074.00
Street address of property: 316 April Lane, Nashville, TN 37211

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20191120-0119654 in the Register's Office, Davidson County, Tennessee.

Signed this 3rd day of June, 2022.

Signature of Grantor(s):

Madison L Glasgow

Madison Glasgow

STATE OF TENNESSEE, COUNTY OF Hamilton, SS:

BE IT REMEMBERED That on this 3rd day of June, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Madison Glasgow known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Barbara C Coleman

Notary Public

BARBARA C COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 4-27-2025

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 161 04 0 074.00
Street address of property: 316 April Lane, Nashville, TN 37211

Oath of Consideration

I or we, Ana Gomez, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $356,701.70 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 07 day of June, 2022.

Signatures of Affiant(s):

Ana Gomez

Sworn and subscribed before me this 7 day of June, 2022.

Amanda Simpson
Notary Public

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

Certificate of Authenticity

I, Ana Valentina Gomez, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on June 3rd, 2022.

Date

Ana V Gomez

Affiant Signature

06/07/2022

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 07 day of June, 2022.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

My Commission Expires:_____

Date

Notary's Seal (if on paper)