Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0760

Karen Johnson Davidson County
Batch# 885307 **DEEDWARR**
07/07/2022 10:07:00 AM 4 pgs
Fees: $23.00 Taxes: $869.52
20220707-0078280

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,005.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2022

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Waleska Valdez & Joel Interiano 433 Tusculum Road Nashville, TN 37211	NEW OWNERS	161-04-0-182.00

WARRANTY DEED

FOR AND IN 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,
Tamara L. Mosley, Cheryl R. Floyd and Richard M. Arnold, Co-Executors for the Estate of Richard J. Arnold and Tamara L. Mosely, Cheryl R. Floyd and Richard M. Arnold, devisees of the Last Will and Testament of Richard J. Arnold
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Waleska Valdez and Joel Interiano, wife and husband
HEREINAFTER CALLED THE GRANTEES, 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. 1 on the Plan of Section 1, McMurray Meadows, of record in Book 5060, Page 1, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Richard Arnold et ux, Dorothy Arnold, by Warranty deed from Hilary H. Alley, Jr., unmarried, dated 8/13/1985 and recorded 8/15/1985 in Book 6631, Page 263, in the Register's Office of Davidson County, Tennessee.

The said Dorothy Arnold, also known as Dorothy J. Arnold having predeceased Richard Arnold on 2/23/2022. Her Estate is being probated under Case No. 22P-1085, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised subject property to her spouse, Richard J. Arnold, who subsequently died on 4/23/2022. The said Richard Arnold, also known as Richard J. Arnold having since died testate on April 23, 2022, with his Estate being probated under Case No. 22P-1063, in the Probate Court for Davidson County, Tennessee. Tamara L. Mosley, Cheryl R. Floyd and Richard M. Arnold were appointed Co-Executors of the Estate of Richard J. Arnold. By his Last Will and Testament, he devised his residuary estate equally to Richard M. Arnold, Cheryl R. Floyd and Tamara L. Mosley.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 433 Tusculum Road, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of June, 2022.

The Estate of Richard J. Arnold

By: _____
Tamara L. Mosley, Co-Executor

By: _____
Richard M. Arnold, Co-Executor

_____
Tamara L. Mosley

_____
Richard M. Arnold

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tamara L. Mosley and Richard M. Arnold, Co-Executors for the Estate of Richard J. Arnold,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of June, 2022

_____
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

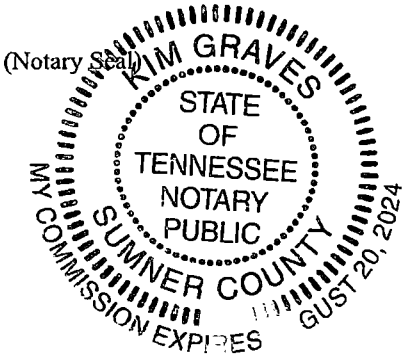
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tamara L. Mosley and Richard M. Arnold,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of June, 2022

Kim Graves
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)



Dated this the 28th day of June, 2022.

The Estate of Richard J. Arnold

By: Cheryl R. Floyd, Co-Executor

Cheryl R. Floyd

STATE OF INDIANA
COUNTY OF MONROE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cheryl R.Floyd, Co-Executor for the Estate of Richard J. Arnold,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Monroe County, Indiana this 28th day of June, 2022.

BRITTANY COX
My Commission Expires
March 15, 2029
Commission Number NP0732415
Monroe County

Notary Public
My Commission Expires: MARCH 15, 2029

(Notary Seal)

STATE OF INDIANA
COUNTY OF MONROE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cheryl R.Floyd,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Monroe County, Indiana this 28th day of June, 2022.

BRITTANY COX
My Commission Expires
March 15, 2029
Commission Number NP0732415
Monroe County

Notary Public
My Commission Expires: MARCH 15, 2029

(Notary Seal)