Karen Johnson Davidson County
Batch# 887913 DEEDWARR
07/12/2022 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,563.25
20220712-0080205

Prepared By & Return To:
Tennessee Title Services LLC-Murfree
720A South Church Street
Murfreesboro, TN 37130
M-22-3088

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of July, 2022

Notary Public

Commission Expires: 11/15/25

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sparrow Homes US LLC 18390 E. Via de Ventura F-110 #303 Scottsdale, AZ 85258	NEW OWNER	064-16-0D-101.00

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,

Janie Renee Arnold and Edwin Wade Arnold, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sparrow Homes US LLC, a Limited Liability Company

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. 268 on the Plan of Section Two Truxton Park of record in Plat at Instrument No. 20010515-0049898, in the 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 Janie Renee Arnold and Edwin Wade Arnold, Wife and Husband by Warranty deed from Cheryll D. Cheramie, a Unmarried woman and Jeanette D. Cheramie, an Unmarried woman of record in Instrument No. 20190709-0066864 Register's Office for Davidson County, Tennessee, dated July 05, 2019 and recorded on July 09, 2019.

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: 1898 Brookmeadow Lane, Nashville, TN 37076

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 used, 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 8th day of July, 2022.

Edwin Wade Arnold

Janie Renee Arnold

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
AM

On this 8th day of July, 2022, before me personally appeared Edwin Wade Arnold and Janie Renee Arnold, 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 8th day of July, 2022.

Notary Signature
My commission expires: 5/16/24

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 July 8, 2022.

Affiant
Date: July 12, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12th day of July 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON