Karen Johnson Davidson County
Batch# 904183 DEEDWARR
08/16/2022 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.06
20220816-0092874

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,017.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/02/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0490

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christine Owen and Benjamin Owen	Christine & Benjamin Owen	Map: 110030A05400CO
(NAME) 2736 Alvin Sperry Pass	(NAME) 2820 Blackwood Dr.	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED TEN THOUSAND SEVENTEEN AND NO/100 DOLLARS ($610,017.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN ARNOLD AND WIFE, ANNE ARNOLD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTINE OWEN AND BENJAMIN OWEN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 54, on the Plan of Phase 2, Lakeside Meadows, of record in Instrument No. 20080512-0048984, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John Arnold and spouse Anne Arnold, by deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, of record in Instrument No. 20130520-0050534, dated May 17, 2013, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20080512-0048984, said Register's Office; (3) Charter for Homeowners Association of record in Instrument No. 20070320-0033988, in the Register's Office for Davidson County, Tennessee; (4) Soil Absorption Letter of record in Book 6431, Page 609, in the Register's Office for Davidson County, Tennessee; (5) Right of Use of Spring of record in Book 1001, Page 112, in the Register's Office for Davidson County, Tennessee; (6) Storm Water Detention Agreement of record in Instrument No. 20070112-0005324, in the Register's Office for Davidson County, Tennessee; (7) Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20071226-0146916, in the Register's Office for Davidson County, Tennessee; (8) Deed of common areas to Homeowners Association of record in Instrument No. 20161103-0116576 and Instrument No. 20161103-0116577, in the Register's Office for Davidson County, Tennessee; (9) Sewer Pump Easement of record in Instrument No. 20130314-0025561, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20080731-0078498, amended in Instrument No. 20110927-0074551, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2736 Alvin Sperry Pass, Mount Juliet, TN 37122
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 15th day of August, 2022.

John Arnold

Anne Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Arnold and Anne Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 15th day of August, 2022.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on **8/15/2022** (date of document).

Affiant Signature

8/15/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **AUGUST**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

