Karen Johnson Davidson County
Batch# 931194 DEEDWARR
10/18/2022 03:44:30 PM 2 pgs
Fees: $13.00 Taxes: $3,431.75
20221018-0113842

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $927,500.00 (Nine Hundred Twenty Seven Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 14th day of October, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES: 4-13-25 (NOTARY SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Arnold Homes, LLC 3133 Long Boulevard Nashville, TN 37203	Same as new owner	104-02-0-138.00

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, **JAMES MICHAEL SMALLCOMBE, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ARNOLD HOMES, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the Southwest 1/2 of Lot No. 38 on the plan of West End Park, of record in Book 421 page 82 and 83 Register's Office for Davidson County, Tennessee

Said part of said lot fronts 50 feet on the Southeasternly side of Long Boulevard and runs back between lines, 130 feet on the Southwesterly line and 140 feet more or less on the Northwesterly line to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to James Michael Smallcombe an unmarried person by Warranty deed from Jeffrey Curtis Lovejoy an unmarried person of record in Instrument No. 20030327-0040353 Register's Office for Davidson County, Tennessee, dated March 24, 2003 and recorded on March 27, 2003.

The said James Michael Smallcombe hereby makes oath that the above described property has never been the domicile of the said James Michael Smallcombe.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	{ **X** } IMPROVED { } UNIMPROVED	Property known as: **3133 LONG BOULEVARD** **NASHVILLE, TN 37203**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: 2022076534 GTE File:

WITNESS, this 14th day of October, 2022.

James Michael Smallcombe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of October, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James Michael Smallcombe,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 14th day of October, 2022.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

True Copy Certification

I, Yvette Meldrum, 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 October 14, 2022.

Signature
October 14, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 14, 2022

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

LTSR Number:

GTE File: 2022076534