Karen Johnson Davidson County
Batch# 933735 DEEDWARR
10/26/2022 09:45:49 AM 2 pgs
Fees: $13.00 Taxes: $12,025.00
20221026-0115873

State of Tennessee
County of Davidson

WARRANTY DEED

2022-84

April G. Nichols State of Tennessee Notary Public Williamson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,250,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th day of October, 2022.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Arnold Homes, LLC 1612 Westgate Circle, Suite 222 Brentwood, TN 37027	NEW OWNER	071-14-0-334.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Choice City Homes, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Arnold Homes, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 18, 20, 22 Ligon Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Tract II: Being Lot No. 32 of Block "A" on the Map of East View Subdivision; of record in Book 547, Page 64, Register's Office for said County. Said lot fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel lines 120 feet to a deadline. Included in the above description, but expressly excluded there from Is the following described property conveyed to the State of Tennessee, by deed from Vera D. Lawhorn, et al, of record in
Book 3162, Page 187, Register's Office for Davidson County, Tennessee, as follows: Beginning at a point in the north margin of Ligon Avenue and in the West boundary line of said Lot No. 32 and runs with said boundary line North 7 degrees 40 East, 120 feet to a point; thence with the north boundary line of Lot No. 32, South 82 degrees 20' 35" East 6 feet to a point; thence South 5 degrees 42' West, 120.2 feet to a point in the north margin of Ligon Avenue; thence with said margin North 82 degrees 20' West 10 feet to the point of beginning, containing 960 square feet, more or less.

Tract III: Being Lot No, 34 of Block "A" on the Map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County, Said Lot No, 34 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

Tract IV: Being Lot No. 33 of Block "A" on the Map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County. Said Lot No. 33 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

Tract V: Being Lot No. 35 of Block "A" on the Map of Eastview Subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for said County. Said Lot No. 35 fronts 50 feet on the northerly side of Ligon Avenue and runs back between parallel line 120 feet to a deadline.

Being the same property conveyed to Choice City Homes, LLC from Norma J. Crow by Quitclaim Deed dated August 18, 2022 and recorded August 18, 2022 in Instrument #20220818-0093824 and further conveyed September 25, 2019 in Instrument #20190925-0097688, Register's Office for Davidson County, Tennessee.

( ) improved
This is (X) unimproved property know as 18, 20, 22 Ligon Avenue, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 my/our hand(s) this 6th day of October, 2022

Norma J Crow

Choice City Homes, LLC
By: Norma J. Crow, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Norma Crow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of Choice City Homes, LLC the within named bargainor, a limited liability company, and that such president or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Managing Member.

Witness my hand and seal this 6th day of October, 2022.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

