Lenders Title Company
Columbia Office
811 Hatcher Lane, Ste B
Columbia, TN. 38401

Karen Johnson Davidson County
Batch# 942331 DEEDWARR
11/17/2022 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,409.70
20221117-0122443

STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration or value, whichever is greater, for this transfer is $381,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of November, 2022.

Notary Public

My commission expires: 2-25-24

(Notary Stamp)

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company & Escrow
811 Hatcher Lane, Ste B, Columbia, TN. 38401

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Randie B. Arnold	Randie B. Arnold	142-07-0C-100.00-CO
219 Myhr Green	219 Myhr Green	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Elizabeth A. Certo, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Randie B. Arnold, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, being Unit No. 100 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123, herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, record in Book 7184, Page 71, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

Together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Elizabeth A. Certo, an unmarried woman by Warranty Deed from Mary Katherine Nolen Bates, an unmarried woman of record in Instrument No. 20220531-0062808 Register's Office for Davidson County, Tennessee, dated May 19, 2022 and recorded on May 31, 2022.

This is improved property known as **219 Myhr Green, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15 day of November, 2022.

Elizabeth A. Certo

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Elizabeth A. Certo, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

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

Notary Public PATRICIA P. SCHULTHEIS
My Commission Expires: 8-24-25

PATRICIA P SCHULTHEIS
Notary Public - State of Florida
Commission # HH 169269
My Comm. Expires Aug 24, 2025
Bonded through National Notary Assn.

Lenders Title Company File No. 22-000199-530

Tennessee Certification of Electronic Document

I, Sherri Church, 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 11/15/22 (date of document).

Sherri Church
Affiant Signature

11/17/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

