Return to:
Liberty Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DW-EXIT-22-1040

Prepared By ~~& Return To:~~
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0454

Karen Johnson Davidson County
Batch# 946428 **DEEDWARR**
12/01/2022 09:53:40 AM 4 pgs
Fees: $23.00 Taxes: $851.00

20221201-0125743

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00~~-~~

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of November, 2022

Dawn Martin
Notary Public

Commission Expires: 10/2/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lavonne Fox 1040 Patio Drive Nashville, TN 37214	Same as new owner	108-03-0-191.00

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, **Tamara L. Mosley, Cheryl R. Floyd and Richard M. Arnold, devisees of the Last Will and Testament of Richard J. Arnold, and Tamara L. Mosley, Cheryl R. Floyd and Richard M. Arnold, Co-Executors of the Estate of Richard J. Arnold** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lavonne Fox, a single woman

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. 125B on the plan of Zone Lot Division, Section Six, Patio Villa, of record in Book 6250, Page 489, as amended in Book 6250, Pages 570 and 571, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Richard Arnold by Quitclaim Deed from Jack Gammons, dated 12/31/1996 and recorded 12/31/1996 in Book 10305, Page 997; and part of the same property previously conveyed to Richard Arnold and Jack Gammons by Warranty Deed from T & E Land Development, LLC, dated 12/20/1996 and recorded 12/27/1996 in Book 10302, Page 533, Register's Office for Davidson County, Tennessee.

The said Richard Arnold (aka Richard J. Arnold) died testate on April 23, 2022. Pursuant to Order to Probate filed 6/24/2022 in Case No. 22P-1063 in the Probate Court for Davidson County, Tennessee, Tamara L. Mosley, Cheryl R. Floyd and Richard M. Arnold were appointed as Co-Executors. By his Last Will and Testament, Richard J. Arnold devised his residuary estate in 33-1/3% shares to each of his children, Richard M. Arnold, Cheryl R. Floyd and Tamara L. Mosley.

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: 1040 Patio Drive, Nashville, TN 37214.

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 uses, 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 28th day of November, 2022.

Estate of Richard J. Arnold

By: _____
Richard M. Arnold, Co-Executor

_____
Richard M. Arnold

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard M. Arnold, Co-Executor of the Estate of Richard J. Arnold** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of November, 2022.

_____
Notary Public
My Commission Expires: 8/21/23

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 28th day of November, 2022.

_____
Notary Public
My Commission Expires: 8/21/23

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Dated this the 23rd day of November, 2022.

Estate of Richard J. Arnold

By: Tamara L. Mosley
Tamara L. Mosley, Co-Executor

Tamara L. Mosley
Tamara L. Mosley

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tamara L. Mosley, Co-Executor of the Estate of Richard J. Arnold** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 23rd day of November, 2022.

Robert Russell Jr
Notary Public
My Commission Expires: 3/03/2024

ROBERT RUSSELL JR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 03,2024

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tamara L. Mosley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 23rd day of November, 2022.

Robert Russell Jr
Notary Public
My Commission Expires: 3/03/2024

ROBERT RUSSELL JR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 03,2024

Dated this the 22 day of November, 2022.

Estate of Richard J. Arnold

By: Cheryl R. Floyd Cheryl R. Floyd

STATE OF INDIANA
COUNTY OF MONROE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cheryl R. Floyd, Co-Executor of the Estate of Richard J. Arnold** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bloomington, Indiana this 22nd day of November, 2022.

Notary Public
My Commission Expires: March 15, 2029

BRITTANY COX
My Commission Expires
March 15, 2029
Commission Number NP0732415
Monroe County
SEAL
NOTARY PUBLIC
STATE OF INDIANA

STATE OF INDIANA
COUNTY OF MONROE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cheryl R. Floyd,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bloomington, Indiana this 22nd day of November, 2022.

Notary Public
My Commission Expires: March 15, 2029

BRITTANY COX
My Commission Expires
March 15, 2029
Commission Number NP0732415
Monroe County
SEAL
NOTARY PUBLIC
STATE OF INDIANA