Karen Johnson Davidson County
Batch# 955924 DEEDWARR
12/28/2022 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20221228-0133329

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-19837-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2022.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amanda Ney and Anthony Lang 809 Restover Court Nashville TN 37214	Mortgage Research Center 550 Veterans United Dr. Columbia MO 65201	108-04-0-129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Benjamin Christopher Arnold d/b/a B. C. Arnold Holdings**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anthony Lang and Amanda Ney, husband and wife**, 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 all of Lot No. 316, Larchwood, Section 6, according to survey and plat of same appearing of record in Plat Book 6250, page 235, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Benjamin Christopher Arnold d/b/a B. C. Arnold Holdings by Warranty Deed from Deidre Lampley f/k/a Deidre M. Glore and Alex J. Lampley, wife and husband, dated December 14, 2018, recorded December 17, 2018, of record in Instrument No. 20181217-0122315, Register's Office for Davidson County, Tennessee.

This is improved property located at: **809 Restover Court, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of December, 2022.

GRANTOR:

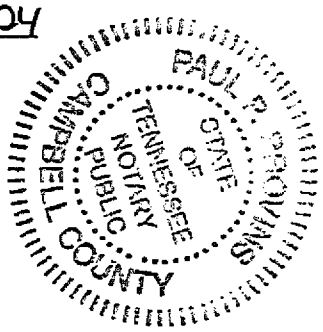
Benjmain Christopher Arnold

STATE OF Tennessee
COUNTY OF Campbell

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benjmain Christopher Arnold, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of December, 2022.

Notary Public
My Commission expires: 3/02/2024



202212280133329

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/20/22 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/20/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

