Karen Johnson Davidson County
Batch# 963158 DEEDWARR
01/20/2023 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $621.60
20230120-0004799

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 17th day of January, 2023.

Notary Public
My Commission Expires: 10/2/2023

2022-608

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robbie K. Melton and Thomas L. Melton	New Owners	
8155 Charlotte Pike		108-07-0B-073-00
Nashville, TN, 37221		

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, we

Nicole Kendall Arrighi, an unmarried person,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Robbie K. Melton and Thomas L. Melton, wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 73 Timberlake, a Condominium, a Horizontal Property Regime, located on 154 North Timber Drive, Davidson County, TN as shown on Master Deed of Timberlake Condominium apartments, recorded in Book 6549, Page 475, as clarified of record in Book 6561, Page 141, and as corrected in Book 7153, Page 617, said Register's Office, and described in a Master Deed recorded in Book 6561, Page 141, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Timberlake Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6549, Page 475, as clarified in Book 6561, Page 141, and as corrected of record in Book 7153, Page 617, and By-Laws recorded in Book 6549, Page 520, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nicole M. Kendall, unmarried by Warranty Deed from Roger P. Best, unmarried of record in Instrument No. 20010906-0096678, Register's Office for Davidson, Tennessee, dated August 31, 2001 and recorded on September 1, 2001.

Being the same property conveyed to Nicole Kendall Arrighi, an unmarried person by Quitclaim Deed from Christopher Laurent Arrighi and Nicole Kendall Arrighi (one and the same as Nicole M. Kendall) of record in

Instrument No. 20211025-0142978, Register's Office for Davidson, Tennessee, dated October 19, 2021 and recorded on October 25, 2021. Nicole Kendall Arrighi and Nicole M. Kendall being one and the same person.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **154 North Timber 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 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. 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 our hands this 17th day of January, 2023.

Nicole Kendall Arrighi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicole Kendall Arrighi, 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.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 1/17/2023.

D. Shayne Adair

1/20/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20 **day of** January, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public
My Commission Expires: 03/07/2026