Karen [illegible] Davidson County
Batch# [illegible] DEEDWARR
02/22/2023 [illegible]:18:59 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50

20230222-0012429

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0504

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION C
WHICHEVER IS GREATER, FOR T
$285,000.00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of February, 2023

A Woodard
Notary Public

Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Address of New Owner	Send Tax Bills To:	Map & Parcel
Agatha Iweorah 1112 Mary Evelyn Court Nashville, TN 37217	NEW OWNER	150-02-0-446.00

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

Agatha Iweorah

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. 145-B, Zone Lot Division of Lots 143 thru 147, Harbor Gate Subdivision, Section Two, as of record in Plat Book 6900, Page 296, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Richard J. Arnold and wife, Dorothy J. Arnold by Warranty Deed from David C. Peneguy, Jr. and Marcy Ann Peneguy, formerly known as Marcy Ann Grove, husband and wife, as tenants by the entirety, dated 7/19/2016 and recorded 7/22/2016 in Instrument No. 20160722-0075499, Register's Office for Davidson County, Tennessee.

The said Dorothy J. Arnold died testate on February 23, 2022 leving Richard J. Arnold as the surviving tenant.

The said Richard J. Arnold died testate on April 23, 2022. Pursuant to Order to Probate filed 6/24/2022 in Case No. 22P1063 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: 1112 Mary Evelyn Court Nashville, TN 37217.

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 ____ day of February, 2023.

Estate of Richard J. Arnold

By: _____ Co Executor
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 21st day of February, 2023.

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Lori Buie
Notary Public
My Commission Expires: 8/21/23

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 21st day of February, 2023.

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Lori Buie
Notary Public
My Commission Expires: 8/21/23

Dated this the _____ day of February, 2023.

Estate of Richard J. Arnold

By: Cheryl R. Floyd Cheryl R. Floyd - Executor
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 Monroe County, Indiana
this 15 day of February, 2023.

Notary Public
My Commission Expires: March 15, 2029

BRITTANY COX
My Commission Expires
March 15, 2029
Commission Number NP0732415
Monroe County

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 Monroe County, Indiana
this 15 day of February, 2023.

Notary Public
My Commission Expires: March 15, 2029

BRITTANY COX
My Commission Expires
March 15, 2029
Commission Number NP0732415
Monroe County

Dated this the 15th day of February, 2023.

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 15th day of February, 2023.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6-1-2025

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 15th day of February, 2023.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6-1-2025