Karen Johnson Davidson County
Batch# 982775 DEEDWARR
03/21/2023 10:06:01 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20230321-0020269

WARRANTY DEED

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2023-0109 (Seller)
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 150
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2907 Tyne Trust dated 3/3/2023	NEW OWNER	130-15-0-015.00
(NAME)	(NAME)	
2907 Tyne Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Collin Henderson, unmarried and Kendra Henderson, unmarried, and Ray Arthun and Tammy Arthun, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2907 Tyne Trust date 3/3/2023,** 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. 1 on the Plan of Harpeth Valley Estates, Section No. 1, as of record in Book 1835, Page 86, described as follows:

Beginning on the Southwesterly margin of Tine Boulevard at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, South-westwardly 407.6 feet; thence North 51 degrees 17 minutes West 134 feet to the Southeasterly margin of Lynwood Boulevard; thence with the same Northeastwardly 388.36 feet to the beginning of a curve; thence around said curve having a radius of 20 feet Northeastwardly 34.44 feet to the Southwesterly margin of Tyne Boulevard; thence with the same, South 54 degrees 58 minutes East 140.86 feet to the beginning.

Being the same property conveyed to Collin Henderson and Kendra Henderson, husband and wife, and Ray Arthun and Tammy Arthun, husband and wife, by Warranty Deed from Stephen T. Jennings and Jessica W. Jennings, husband and wife, of record in Instrument No. 20210917-0125380 Register's Office for Davidson County, Tennessee, dated September 13, 2021 and recorded on September 17, 2021. The said Collin Henderson and Kendra Henderson have since divorced Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee at Nashville Docket No. 22D-703.

Subject to: Property taxes have been prorated, and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Book 1835, Page 86, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1977, Page 210, Book 2018, Page 603, and in Book 2590, Page 292, in the Register's Office for Davidson County, Tennessee. Permanent Easement Agreement of record in Instrument Number 20100506-0034795, in the Register's Office for Davidson County, Tennessee.

This property, known as 2907 Tyne Boulevard, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 20 DAY OF March, 2023.

Collin Henderson

Ray Arthun by Kendra Henderson, his attorney in fact

Tammy Arthun by Kendra Henderson, her attorney in fact

Kendra Henderson

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at office, this 20 day of March, 2023.

Notary Public My commission expires: 7-26-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kendra Henderson, Attorney-in-Fact for Ray Arthun and Tammy Arthun, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Ray Arthun and Tammy Arthun, as their free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 20th day of March, 2023.

Notary Public My Commission Expires: 7-20-2024

