Name and Address of New Owner:
Anthony Arneson and Jennifer Arneson
2241 Two Deer Trail
Murfreesboro, TN 37129

Send Tax Statements To:
New Owners

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23020255

Map and Parcel: 076 01 0 134.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel E. Williams,an Unmarried Person**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Anthony Arneson and Jennifer Arneson, 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:

Certain Real Property Located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 104-B on the Plan of Zone Lot Division Lot Numbers 88, 104 and 108, Tulip Grove Woods, Phase 1, of record in Book 6900, Page 73 amending Book 6200, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel E. Williams, an Unmarried Person, by Warranty Deed from Billy Allen Whittinghill an Unmarried Person, of record in Book 11676, Page 722, in the Register's Office of Davidson County, Tennessee, dated September 23, 1999 and recorded on September 27, 1999.

This conveyance is subject to the following: All matters shown on the plat of Zone Lot Division Lot Numbers 88, 104 and 108, Tulip Grove Woods, Phase 1, as recorded in Plat Book 6900, Page(s) 73 amending Plat Book 6200, Page 69; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6369, Page 879; Easement for Drive, Deck and Shed Encroachment, recorded in Book 8975, Page 36; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 510 Hidden Hill Drive, Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 983455 DEEDWARR
03/22/2023 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $473.29
20230322-0020883

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 hand this 20th day of March, 2023.

Daniel E. Williams

State of Tennessee

County of Rutherford

Personally appeared before me, Daniel E. Williams with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $127,917.24.

Affiant Signature

Subscribed and sworn to before me, this 20th day of March, 2023.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 3/20/23 (date of document).

Affiant Signature

3/22/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22 day of March, 2023.

Notary Signature

BRIDGETTE N. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025