THIS INSTRUMENT PREPARED BY: **Red Shoe Title, Inc.** **625 S. Church Street, Ste. B** **Murfreesboro, TN 37130** **615.796.5478 telephone** **615.821.0717 facsimile**	**STATE OF TENNESSEE**) **COUNTY OF RUTHERFORD**) ss The actual consideration for this transfer is **$165,000.00**. **Affiant** Subscribed and sworn to before me on this 14th day of November 2022. **Notary Public** **My Commission Expires:**

DeAnna J. Young STATE OF TENNESSEE NOTARY PUBLIC Rutherford

Karen Johnson Davidson County
Batch# 999514 **DEEDWARR**
05/04/2023 10 24 41 AM 3 pgs
Fees $18.00 Taxes $610.50

20230504-0033126

WARRANTY DEED

ADDRESS OF NEW OWNERS	**SEND TAX BILLS TO**	**MAP PARCEL NO.**
Thomas & Brittany Davidson 706 Clearwater Ct. Nashville, TN 37217	**Same**	**149-08-0-062.00**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Tamara L. Mosley, Co-Executor, Cheryl R. Floyd, Co-Executor and Richard M. Arnold, Co-Executor of the Estate of Richard J. Arnold and sole heirs at law of Richard J. Arnold** (hereinafter "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Thomas Davidson and Brittany Davidson, husband and wife,** (hereinafter "Grantees") as joint tenants with rights of survivorship, their heirs and assigns, a certain tract or parcel of land in Davidson County Tennessee, more particularly described to wit:

Land in Davidson County, Tennessee, being Lot No. 1, 12A on the Plan of Revised Zone Lot Division Lot Nos. 10-16 and 18-43, Edge-O-Lake Section 21, of record in Book 5200, Page 577, as amended in Book 6250, Page 111, as amended in Book 6900, Page 256, Register's Office for said County.

Said Lot No. 12A fronts 65.31 feet on the northerly margin of Clearwater Court and extends back 140.72 feet on the easterly line and 135.34 feet on the westerly line to a deadline in the rear, measuring 7.64 feet thereon.

Being the same property conveyed by Warranty Deed to Richard Arnold dated January 26, 1994, of record in Book 9237, Page 175, Register of Deeds Office of Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is an improved property located at 706 Clearwater Court, Nashville, TN 37217.

The 2023 Davidson County property taxes will be assumed in full by the Grantees.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their heirs, and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind itself, its heirs, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 17th day of April 2023.

The Estate of Richard J. Arnold

Tamara L. Mosley, Co-Executor and Heir at Law of Richard J. Arnold

Cheryl R. Floyd, Co-Executor and Heir at Law of Richard J. Arnold

Richard M. Arnold, Co-Executor and Heir at Law of Richard J. Arnold

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 and heir at law of Richard J. Arnold**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument in her capacity as such for the purposes therein contained

WITNESS my hand and seal, at office, this 17th day of April 2023.

DeAnna J. Young STATE OF TENNESSEE NOTARY PUBLIC Rutherford

NOTARY PUBLIC

My Commission Expires: _____

STATE OF _____
COUNTY OF _____

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 and heir at law of Richard J. Arnold**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument in her capacity as such for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of April 2023.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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 and heir at law of Richard J. Arnold**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument in his capacity as such for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of April 2023.

DeAnna J. Young STATE OF TENNESSEE NOTARY PUBLIC Rutherford

NOTARY PUBLIC

My Commission Expires: _____

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their heirs, and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind itself, its heirs, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 17th day of April 2023.

The Estate of Richard J. Arnold

Tamara L. Mosley, Co-Executor and Heir at Law of Richard J. Arnold

Cheryl R. Floyd Co-Executor + heir at law of Richard J. Arnold

Cheryl R. Floyd, Co-Executor and Heir at Law of Richard J. Arnold

Richard M. Arnold, Co-Executor and Heir at Law of Richard J. Arnold

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 and heir at law of Richard J. Arnold**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument in her capacity as such for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of April 2023.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF Indiana
COUNTY OF Monroe

NOTARY PUBLIC SEAL STATE OF INDIANA
BRITTANY COX
My Commission Expires
March 15, 2029
Commission Number NP0732415
Monroe County

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 and heir at law of Richard J. Arnold**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument in her capacity as such for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of April 2023.

NOTARY PUBLIC

My Commission Expires: 03-15-2029