WARRANTY DEED

Karen Johnson Davidson County
Batch# 1004662 DEEDWARR
05/18/2023 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $859.16
20230518-0037159

File No. EY-23-4404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,205.00

Jameika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 10/10/26
(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Gail Arrington, Jr. and Sarah Anne Moore	Same As New Owners	
(NAME)	(NAME)	
21 Vaughns Gap Road, Apt 80		129-15-0A-080.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, I/we, **Jesse L. Larrison, a married person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Gail Arrington, Jr. and Sarah Anne Moore, a married couple**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 80 on the Plan of Belle Meade Highlands Condominium, shown as Exhibit A-2 to the Master Deed of record in Book 7091, page 302; as amended in Instrument No. 20080424-0042111; Instrument No. 20220520-0058927; and in Instrument No. 20220520-0058928, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jesse L. Larrison, an unmarried person by Warranty deed from Jennifer Monroe of record in Instrument No. 20040526-0061979 Register's Office for Davidson County, Tennessee, dated May 21, 2004 and recorded on May 26, 2004. ***Jesse L. Larrison having since married. The subject property was not a marital residence of Jesse L. Larrison and as such is not subject to any marital or homestead interest.***

This is property more commonly known as 21 Vaughns Gap Road, Apt 80, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 17th day of May, 2023.

Jesse L. Larrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of May, 2023, before me personally appeared Jesse L. Larrison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of May, 2023.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Jamika Jones, 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 **5/17/2023**.

Jamika Jones

Affiant Signature

May 17, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

17th day of May, 2023.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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