WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005051 DEEDWARR
05/18/2023 11 37 46 AM 2 pgs
Fees $13 00 Taxes $1,091 50

20230518-0037339

BS-AO-23-1500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 7/9/24

(AFFIX SEAL)

DANA DELWORTH · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Dannel Arnold and Karen Arnold	**New Owner**	
(NAME)	(NAME)	**094-01-0-397 00**
6846 Aldea Avenue		
(ADDRESS)	(ADDRESS)	
Lake Balboa, CA 91406		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANYTIME OFFER, LLC AND BIG DREAM HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANNEL ARNOLD AND KAREN ARNOLD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 102 on the Plan of Shelby Village, No Two, as shown on plat of record in Book 1835, Page 48 in the Register's Office for Davidson County, Tennessee

Said Lot No 12, which is a corner lot fronts 77 2 feet on the margin of 15th Street South, and fronts 65 4 feet on the Northwesterly margin of Sevier Court, said frontages being joined by a curve having a length of 40 4 feet, and extends back 94 2 feet on the Northwesterly line and 83 4 feet on the Northeasterly line to a point of intersection

Being the same property conveyed to Anytime Offer, LLC by Warranty deed from Patricia R Ensey of record in Instrument No 20230405-0024695 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 05, 2023

Being the same property conveyed to Anytime Offer, LLC and Big Dream Holdings LLC by QuitClaim deed from Anytime Offer, LLC of record in Instrument No 20230518-0037338 Register's Office for Davidson County, Tennessee, dated MAy 15, 2023

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 48 and as amended in Book 1977, page 205, and in Book 2040, Page 493, and in Book 2032, Page 191, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2015, Page 639, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1500 Sevier Court, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF MAY, 2023

Anytime Offer, LLC

BY _____
John Gleaves
Authorized Agent

Big Dream Holdings LLC

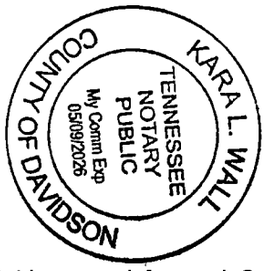
BY _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ANYTIME OFFER, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 15th of May, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

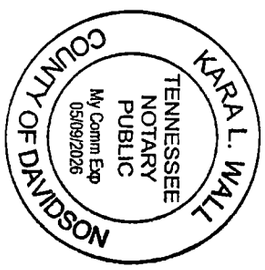


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BIG DREAM HOLDINGS LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 15th of May, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212