Karen Johnson Davidson County
Batch# 1009140 DEEDWARR
05/30/2023 03:00:30 PM 5 pgs
Fees: $28.00 Taxes: $895.03
20230530-0040676

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0114

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of May, 2023

Notary Public

Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anna M. Lozano 742 Lake Terrace Drive Nashville, TN 37217	All Western Mortgage, Inc. 8345 W Sunset Rd., Ste 380 Las Vegas, NV 89113	150-02-0-387.00

WARRANTY DEED

FOR AND IN 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, **Tamara L. Mosley, Cheryl R. Floyd and Richard M. Arnold, devisees of the Last Will and Testament of Richard J. Arnold, and Tamara L. Mosley, Cheryl R. Floyd and Richard M. Arnold, Co-Executors of the Estate of Richard J. Arnold**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Anna M. Lozano, unmarried
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. 44B on the Plan of Section One – Revised, Zone Lot Division of Lots 16, 17, 25 through 33 and 37 through 45, Harbor Gate, of record in Plat Book 6250, Page 638, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Richard J. Arnold, by Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., dated 3/18/1991 and recorded 4/19/1991 in Book 8334, Page 8, in the Register's Office of Davidson County, Tennessee.

The said Richard J. Arnold having since died testate on April 23, 2022. Pursuant to Order to Probate filed 6/24/2022 in Case No. 22P-1063 in the Probate Court for Davidson County, Tennessee, Tamara L. Mosley, Cheryl R. Floyd and Richard M. Arnold were appointed as Co-Executors. By his Last Will and Testament, Richard J. Arnold devised his residuary estate in 33-1/3% shares to each of his children, Richard M. Arnold, Cheryl R. Floyd and Tamara L. Mosley.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 742 Lake Terrace Drive Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of May, 2023.

Estate of Richard J. Arnold

By: _____
Richard M. Arnold, Co-Executor

_____
Richard M. Arnold

STATE OF TENNESSEE
COUNTY OF Davidson

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** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 25th day of May, 2023.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 6-1-2025

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 25th day of May, 2023.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 6-1-2025

Dated this the 24 day of May, 2023.

Estate of Richard J. Arnold

By: Cheryl R. Floyd, Co-Executor Co-Executor Cheryl R. Floyd

STATE OF Indiana
COUNTY OF Monroe

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** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bloomington, Indiana this 24 day of May, 2023.

Adrianna King
Notary Public
My Commission Expires: January 12 2028

ADRIANNA KING
My Commission Expires..
January 12, 2028
Commission Number NP0724479
Monroe County

STATE OF Indiana
COUNTY OF Monroe

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

Witness my hand and official seal at Bloomington, Indiana this 24 day of May, 2023.

Adrianna King
Notary Public
My Commission Expires: January 12 2028

ADRIANNA KING
My Commission Expires..
January 12, 2028
Commission Number NP0724479
Monroe County

Dated this the 24th day of May, 2023.

Estate of Richard J. Arnold

By: Tamara L. Mosley, Co-Executor — Tamara L. Mosley, Co-Executor

Tamara L. Mosley

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** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 24th day of May, 2023.

Karen Madera
Notary Public
My Commission Expires: 8/15/2026

KAREN MADERA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXP. AUG. 15, 2026

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,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 24th day of May, 2023.

Karen Madera
Notary Public
My Commission Expires: 8/15/2026

KAREN MADERA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXP. AUG. 15, 2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/24/23 (date of document).

5/25/23 Jennifer Russell
Affiant Signature

5/30/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of May 2023.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL