Karen Johnson Davidson County
Batch# 1011255 DEEDWARR
06/05/2023 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20230605-0042530

WARRANTY DEED

Property address:
1216 Westridge Court
Antioch, TN37013

Owner's name:
SOBE Rental Holdings LLC
450 Alton Road, #2406
Miami Beach, FL 33139

Mail tax bills to:
SOBE Rental Holdings LLC
450 Alton Road, #2406
Miami Beach, FL 33139

Return To:
Local Title

RETURN TO:
LOCAL TITLE & CLOSING SERVICES
2657 Appling Rd #103
Memphis, TN 38133
901.342.1977

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property would command at fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2nd day of June, 2023

Notary Public

My Commission Expires: _____

APRIL MCDOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 4-6-2025

This instrument prepared by:
LOCAL TITLE LLC
2657 APPLING RD #103
MEMPHIS, TN 38133

THIS INDENTURE, made and entered into this 2nd day of June, 2023 by and between

Kevin W. Arnold, a single man, hereinafter called Grantor, and

SOBE Rental Holdings LLC, a Florida Limited Liability Company, hereinafter called Grantee.

WITNESSETH: That for and in consideration of ten dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 2-B, on the plan of the Zone Lot Division of Lots 1 thru 5 and 7 thru 16, Dreamland Estates Southeast Section 3, as of record in Book 6250, Page 282, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made.

Being the same property conveyed to James W. Arnold by Warranty Deed of record at Instrument No. 200504060037690, dated 03/30/2005 and recorded 04/06/2005, in the Register's Office of Davidson County, Tennessee. James W. Arnold died testate in this county on July 18 , 2022 survived by the Grantors herein, as established by Affidavits of Heirship being recorded simultaneously herewith. 202306050042529

Tax Parcel Number: 173 010 251.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part Grantee of the second part, Grantee's heirs, successors and assigns in fee simple forever.

The said Grantor of the first part does hereby covenant with the said part Grantee of the second part that Grantor lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record in Plat Book 6379, Page 121, Plat Book 6230, page 282, Plat Book 5200, Page 649; Easements of record in Book 6250, Page 282; 2023 County taxes, are not yet due and payable; all in said Register's Office.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Kevin W. Arnold

STATE OF TN

COUNTY OF Rutherford

Before me, Rachael Lee Barbutes, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin W. Arnold** to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her or their free act and deed.

WITNESS my hand and notarial seal at office this the 1 day of June, 2023.

Notary Public

My commission expires: 6·30·26

RACHAEL LEE BARBUTES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, April Meadows, 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 6/2/23 (date of document).

Affiant Signature

6/2/23
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 2nd day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 8-3-2025

NOTARY'S SEAL

GAYLYN PITT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-3-2025