WARRANTY DEED



Karen Johnson Davidson County
Batch# 1018738 DEEDWARR
06/26/2023 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,408.22
20230626-0048164

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,600.00

X, Dana Battista
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2023.

Notary Public

MY COMMISSION EXPIRES: 2-26-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dana Battista	OWNER	086 14 0B 097.00
(NAME)	(NAME)	
2777 Fleet Drive		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Phillip H. Arnold and Mary D. Arnold, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dana Battista and Miranda B. Kenney, 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 all of Lot No. 47, on the plan of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, page 738-739, said Register's Office, reference to which is hereby made for more complete description.

Being the same property conveyed to Phillip H. Arnold and Mary D. Arnold, husband and wife, from David S. Springer and wife, Cynthia C. Springer, by Deed dated August 10, 2012 and as of record in Instrument No. 20120814-0072585, said Register's Office.

This conveyance is is subject to the following:
Declaration of Covenants, Conditions and restrictions and By-laws of record in Book 7170, Page 987, as amended in Book 7628, page 6, and By-laws as amended in Instrument No. 20110526-0040493, said Register's Office; all matters shown on the plat of record in Plat Book 6900, pages 738-739, said Register's Office; Charter for Fleetwood Homeowner's Assocation of record in Book 7114, page 370; and stormwater detention agreement as of record in Book 7170, page 408, said Register's Office.

Tirzah Marie Arnold executed this instrument on behalf of Phillip H. Arnold pursuant to a Power of Attorney of record in Instrument No. 20230313-0018197, Register's Office, Davidson County, Tennessee.

Tirzah Marie Arnold executed this instrument on behalf of Mary Davis Arnold pursuant to a Power of Attorney of record in Instrument No. 20230313-0018195, Register's Office, Davidson County, Tennessee.

Mary D. Arnold and Mary Davis Arnold are one and the same person.

unimproved ☐

This is improved ☑ property, known as 2777 Fleet Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of June, 2023.

Phillip H. Arnold by Tizrah Marie Arnold, Attorney in Fact

Phillip H. Arnold
By: Tizrah Marie Arnold, Attorney in Fact

Mary D. Arnold by Tizrah Marie Arnold, Attorney in Fact

Mary D. Arnold
By: Tizrah Marie Arnold, Attorney-in-Fact

STATE OF Louisiana

PARISH OF Orleans

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tizrah Marie Arnold as Attorney-in-Fact for Phillip H. Arnold and Mary D. Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 21st day of June, 2023.

Notary Public
My commission expires: For Life

BENJAMIN BRAINIS
Notary Public - State of Louisiana
Notary ID Number 146992

202306260048164

Certificate of Authenticity

I, Kathy Lee, 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 6/21/23.

Date

Affiant Signature

6/21/23

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 21ST day of June, 2023.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON