Send Tax Bills To:
Arthur K. White
524b East Bend Drive
Nashville, TN 37209

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Arthur K. White
524b East Bend Drive
Nashville, TN 37209

Map & Parcel No: 091-13-0S-002.00

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1019385 DEEDWARR
06/27/2023 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $2,534.50
20230627-0048747

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (685,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kyle Schulz Costello and Kristen Nicole Mitchell- Dick, husband and wife** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Arthur K. White, a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B, as established by Declaration of Covenants, Conditions and Restrictions for 524 East Bend Drive Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160829-0090009 and being shown on Plat attached thereto as Exhibit "C", 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 Kyle Schulz Costello and Kristen Nicole Mitchell-Dick, as joint tenants with rights of survivorship by Warranty deed from Adam Hambrick and Merritt Hambrick, husband and wife of record in Instrument No. 20200720-0079038 Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 20, 2020.

This is IMPROVED Property also known as 524b East Bend Dr, Nashville, TN 37209.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of June, 2023 .

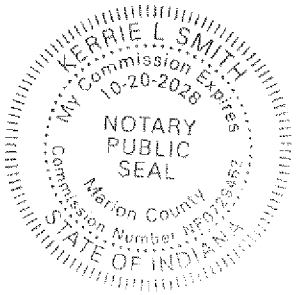
Kyle Schulz Costello

Kristen Nicole Mitchell- Dick

STATE OF INDIANA
COUNTY OF MARION

On this 19th day of June, 2023, before me personally appeared **Kyle Schulz Costello and Kristen Nicole Mitchell- Dick,** , 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 19th day of June, 2023.



Notary Signature

My commission expires: 10/20/2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 685,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF
COUNTY OF

Sworn to and subscribed before me this 26 day of June, 2023.

Notary Signature
My commission expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 27 day of June, 2023.

K. Thomas Sidwell
Date: 6-27-2023

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 27 day of June, 2023.

Notary Public
My Commission Expires: 1-21-26

