WARRANTY DEED

Karen Johnson Davidson County
Batch# 1019465 DEEDWARR
06/27/2023 01 06 44 PM 2 pgs
Fees $13 00 Taxes $400 75

20230627-0048831

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES 7/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
1:16 LLC	NEW OWNER	
(NAME)	(NAME)	148-14-0-009 00
375 Davids Way	(ADDRESS)	
LaVergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JENNIE A. ARNOLD HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 1:16 LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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. 153 and the North 1/2 of Lot No. 154 on the Plan of Locustwood, Section Two of record in Book 2331, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said lot and part of said lot adjoin and front 103.5 feet on the West side of East Ridge Drive and runs back 260 feet on the North line and 282.5 feet on the South line, to a dead line in the rear on which it measures 106.3 feet.

Being the same property conveyed to John R. Arnold and wife, Jennie W. Arnold by Warranty Deed from John L. Fly and wife, Armine S. Fly of record in Book 4205, Page 741, Register's Office for Davidson County, Tennessee, dated January 17, 1968. John R. Arnold has since passed away, leaving Jennie W. Arnold a/k/a Jennie A. Arnold, as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved / unimproved property, known as 3945 East Ridge Drive, Nashville, TN 37211
(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 my hand this 22 day of June, 2023

Jennie A. Arnold

JENNIE A. ARNOLD

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennie A. Arnold, the bargainor, 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.

Witness my hand and official seal this 22 day of June, 2023.

Commission expires: 10/20/2026

Barbara Collins

Notary Public

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Oct. 20, 2026