Karen Johnson Davidson County
Batch# 1022990 DEEDWARR
07/06/2023 08:14:30 AM 4 pgs
Fees: $23.00 Taxes: $2,286.60
20230706-0051494

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $618,000.00 Affiant Notary My Commission Expires: 07-06-26 SUBSCRIBED AND SWORN TO BEFORE ME THIS: _____, 20___.

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
David Moore Samantha Wigand 213 Oriel Avenue Nashville, TN 37210	Legacy Home Loans LLC Dba Steadfast Mortgage 1036 Sterman Dr. Ste. 6 White House, TN 37188	119 01 0 393.00

THIS WARRANTY DEED OF REALTY, executed as of June 5th, 2023, by **Haley Arnott, an unmarried woman**, (the "Grantor"), for consideration paid, grant to **David Moore and Samantha Wigand, husband and wife,** (collectively the "Grantee")

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 213 Oriel Avenue, Nashville, Tennessee 37210, and bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Overhill City and W. H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30 Cumberland Nurseries Subdivision, of record in Plat Book 332, Page 21 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Haley M. Arnott, by Quitclaim Deed from Haley M. Arnott and Evan Coniglio, of record in Instrument No. 20220608-0065417, in the Register's Office of Davidson County, Tennessee, dated May 26, 2022 and recorded on June 08, 2022.

Being the same property conveyed to Haley M. Arnott, a single woman and Evan Coniglio, a single man, as joint tenants with right of survivorship, by Warranty Deed from Wahidi Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180810-0079110, in the Register's Office of Davidson County, Tennessee, dated August 08, 2018 and recorded on August 10, 2018.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2023 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE(S) PAGE TO FOLLOW]

In WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR

Haley Arnott

STATE OF Colorado :
COUNTY OF Denver :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Haley Arnott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this June 5, 2023.

My Commission Expires: 05/08/2027

SAMANTHA GLASS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194012322
MY COMMISSION EXPIRES 05/08/2027

NOTARY PUBLIC

True Copy Certification

I, **Pam Autry,** 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 this the ~~9th~~ 5th day of June, 2023.

Affiant Signature
Date 06/~~09~~30/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the ~~9th~~ 30 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON