Karen Johnson Davidson County
Batch# 1034341 DEEDWARR
08/03/2023 12 33 17 PM 2 pgs
Fees $13 00 Taxes $2,331 00
20230803-0060104

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number. 6-1752-KS

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of August, 2023

Notary Public
My Commission Expires: _____

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Austin Boedigheimer and Vicky Boedigheimer 144 Sequoyah Lane Nashville, TN 37221	New Owner	155 10 0A 077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Richard G. Arnold and Cynthia E. Arnold, Trustees of Richard and Cynthia Arnold Living Trust dated April 24, 2020**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Austin Boedigheimer and Vicky Boedigheimer, husband and wife**, 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 28, McRory Trace Estates, as shown on plat of record in Plat Book 6900, Pages 720-723, and as corrected by Surveyors Correction of Plat in Book 7825, Page 429, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard G. Arnold and Cynthia E. Arnold, Trustees of the Richard and Cynthia Arnold Living Trust, dated March 4th, 2020 by Quit Claim Deed from Richard G. Arnold and wife, Cynthia E. Arnold of record as Instrument No 20200317-0029254 in the Register's Office for Davidson County, Tennessee, dated March 4, 2020 and recorded on March 17, 2020

Being the same property conveyed to Richard G. Arnold and wife, Cynthia E. Arnold by Warranty Deed from Jeffrey R Prescott and wife, Kathryn A. Prescott of record as Instrument No 20130614-0060856 in the Register's Office for Davidson County, Tennessee, dated June 7, 2013 and recorded on June 14, 2013.

This is improved property located at: **144 Sequoyah Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2023.

GRANTOR:

Richard and Cynthia Arnold Living Trust dated April 24, 2020

By: _____
Richard G. Arnold, Trustee

By: Cynthia E Arnold
Cynthia E. Arnold, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard G. Arnold and Cynthia E Arnold, Trustees of Richard and Cynthia Arnold Living Trust dated April 24, 2020, the within named bargainor(s), 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 at office this 1st day of August, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26