Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0205

Karen Johnson Davidson County
Batch# 1041524 **DEEDWARR**
08/23/2023 08 42 16 AM 4 pgs
Fees $23 00 Taxes $1,017 50

20230823-0065778

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of August, 2023

Notary Public

Commission Expires 11-22-25

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brett Robert Bever and Emma Grace Nicoson 740 Lake Terrace Drive Nashville, TN 37217	New Owner	150-0-02-166 00

WARRANTY DEED

FOR AND IN 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/WE, **Tamara L. Mosley, Cheryl R. Floyd and Richard M. Arnold, devisees of the Last Will and Testament of Richard J. Arnold, and Tamara L. Mosley, Cheryl R. Floyd and Richard M. Arnold, Co-Executors of the Estate of Richard J. Arnold** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brett Robert Bever, unmarried and Emma Grace Nicoson, unmarried** 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 44A of the Zone Lot Division of Harbor Gate, Section I, Revised, as of record in Plat Book 6250, Page 638, which amends prior plat in Plat Book 5200, Page 712, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description

BEING the same property conveyed to Richard J Arnold by Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D C , dated 12/16/1991 and recorded 12/23/1991 in Book 8513, Page 819, Register's Office for Davidson County, Tennessee

The said Richard J Arnold having since died testate on 4/23/2022, with his Estate being probated under Case No 22P-1063 in the Probate Court for Davidson County, Tennessee Pursuant to Order to Probate filed 6/24/2022 in the Probate Court for Davidson County, Tennessee, Tamara L Mosley, Cheryl R Floyd and Richard M Arnold were appointed as Co-Executors By his Last Will and Testament, Richard J. Arnold devised his residuary estate in 33-1/3% shares to each of his children, Richard M Arnold, Cheryl R Floyd and Tamara L Mosley

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 740 Lake Terrace Drive Nashville, TN 37217

Dated this the 16 day of August, 2023.

Estate of Richard J Arnold

By Cheryl R. Floyd
Cheryl R. Floyd, Co-Executor

Cheryl R. Floyd
Cheryl R Floyd

STATE OF INDIANA
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cheryl R. Floyd, Co-Executor of the Estate of Richard J. Arnold** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bloomington, Indiana this 15th day of August, 2023.

BRITTANY COX
My Commission Expires
March 15, 2029
Commission Number NP0732415
Monroe County

Notary Public
My Commission Expires March 15 2029

STATE OF INDIANA
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cheryl R. Floyd** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Bloomington, Indiana this 15th day of August, 2023

BRITTANY COX
My Commission Expires
March 15, 2029
Commission Number NP0732415
Monroe County

Notary Public
My Commission Expires March 15, 2029

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 so 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.

Dated this the 16th day of August, 2023

Estate of Richard J. Arnold

By: _____
Tamara L. Mosley, Co-Executor

_____
Tamara L. Mosley

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tamara L. Mosley, Co-Executor of the Estate of Richard J. Arnold** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 16th day of August, 2023.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires 6-1-2025

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tamara L. Mosley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 16th day of August, 2023.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires 6-1-2025

Dated this the 16th day of August, 2023

Estate of Richard J Arnold

By _____
Richard M Arnold, Co-Executor

_____
Richard M Arnold

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard M. Arnold, Co-Executor of the Estate of Richard J. Arnold** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Murfreesboro, Tennessee this 16th day of August, 2023

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires 6-1-2025

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard M. Arnold** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Murfreesboro, Tennessee this 16th day of August, 2023

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires 6-1-2025