WARRANTY DEED

Karen Johnson Davidson County
Batch# 1044952 DEEDWARR
08/31/2023 01:03:30 PM 4 pgs
Fees: $23.00 Taxes: $2,451.25
20230831-0068374

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $662,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-070642

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The David Alan Reichstein Living Trust, as amended and restated u/a/d April 5, 2023	The David Alan Reichstein Living Trust, as amended and restated u/a/d April 5, 2023	
(NAME)	(NAME)	
744 Georgetown Drive	744 Georgetown Drive	115-03-0-079
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($662,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM JACK ARNOLD AND WIFE ROSARIO A. ARNOLD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE **DAVID ALAN REICHSTEIN LIVING TRUST, AS AMENDED AND RESTATED U/A/D APRIL 5, 2023,** 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. 4, on the Plan of Crest Meade, Section 1, as shown on plat of record in Plat Book 2331, Page 153, Register's Office for Davison County, reference to which is hereby made for a more complete description.

Being the same property conveyed to William Jack Arnold and wife, Rosario S. Arnold by Deed from Nancy Reese Estes, unmarried, dated 05/08/1986, of record in Book 6853, Page 325, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rosario A. Arnold by Quitclaim Deed from William Jackson Arnold, dated 01/30/2019, of record in Instrument 20190205-0011026, as affected by Scrivener's Affidavit of record in Instrument 20200327-0033459, Register's Office for Davidson County, Tennessee.

William Jack Arnold is one in the same person as William Jackson Arnold.
Rosario A. Arnold is one in the same person as Rosario S. Arnold.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 744 Georgetown Drive, Nashville, TN 37205
(House No.) (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/our hand(s) this the 30th day of August, 2023

William Jack Arnold By Manuelito Arnold, His attorney in fact
William Jack Arnold, By: Manuelito Arnold,
His Attorney in Fact

Rosario A. Arnold
Rosario A. Arnold

STATE OF
COUNTY OF DAVIDSON

On this the 30th day of August, 2023, before me personally appeared Manuelito Arnold to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William Jack Arnold who acknowledged he/she/they executed the same as the free act and deed of the said William Jack Arnold

Witness my hand and official seal, this the 30th day of August, 2023.

Jon Perry
Notary Public

My Commission Expires: 9-27-23

Jon Perry
State of Tennessee
Notary Public
Williamson County

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State,Rosario A. Arnold, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2023.

Notary Public

My Commission Expires: 9-27-23

(SEAL)

Jon Perry
State of Tennessee
Notary Public
Williamson County

Stewart Title - Homeland Division
1896 General George Patton Drive, Suite 200
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, 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 Aug. 30, 2023.

Affiant
Date: August 31, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31st day of August 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY