Karen Johnson Davidson County
Batch# 1048150 DEEDWARR
09/11/2023 10 22 30 AM 2 pgs
Fees $13 00 Taxes $2,127 50

20230911-0070916

Prepared by
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

~~39-B~~
File #23-1186

Box 14
36935-8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Robinson Meyer, Sr., Successor Trustee of the Linda B. Meyer Revocable Trust U/A dated April 4, 2019,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric Arnold, and Tracy Arnold, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 39 on the Plat of The Resubdivision of Lot 39, Village of Foxview & Lot 46, Village of Summerwind, Burton Hills, a Portion of Zone Lot II, of record in Plat Book 6900 Page 49, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being all the same property conveyed to Douglas A. Meyer and Linda B. Meyer, husband and wife, by Warranty Deed dated October 23, 2014, from George Melville Johnson, Successor Trustee of The Anne M. Johnson Revocable Trust by agreement dated December 12, 2006, of record in Instrument No. 20141103-0101429, said Register's Office for Davidson County, Tennessee. The said Douglas A. Meyer having died on February 12, 2017, vesting sole ownership in Linda B. Meyer, as the surviving tenant by the entirety. The said property was further conveyed to Linda B. Meyer, Trustee of the Linda B. Meyer Revocable Trust under agreement dated April 4, 2019, by Quitclaim Deed dated April 4, 2019, from Linda B. Meyer, of record in Instrument No. 20230508-0034017, said Register's Office.

Conveyance of the above described property is subject to the following: 1)The Plan of record in Plat Book 6900 Page 49; said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2)Declaration of Covenants, Conditions and Restrictions for Burton Hills, Village of Foxview, of record in Book 6625, Page 171, and amended in Book 6917, Page 718, said Register's Office; 3) Charter of Burton Hills Village of Foxview Association, Inc., of record in Book 6517, Page 517, and amended in Book 6921, Page 224, said Register's Office; 4) Conveyance of Common Area to Burton Hills Village of Foxview Association, Inc., of record in Book 6917, Page 710, said Register's Office; 5) Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517,Page 522 and amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, and Book 7146, Page 188, said Register's Office; 6) Charter of Burton Hills Homeowner's Association, Inc., of record in Book 6517, Page 505, and amended in Book 6921, Page 216, said Registe's Office; 7) All matters shown on the Boundary Plats of record in Plat Book 6250, Page 649, and Plat Book 6900, Page 304, said Register's Office; 8) Open Space Agreements of record in Book 6470, Page 383, Book 6655 Page 47, Book 7147, Page 411, and Book 7147, Page 416, said Register's Office; 9) Maximum Square Footage Allocation for The Village of Foxview, Tract 5, of record in Plat Book 6250, Page 564, and Book 6626, Page 937, said Register's Office; 10) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3702, Page 250, said Register's Office; 11) Taxes for the current year prorated and assumed by the Grantee.

This is improved property, known as: 56 Brookhill Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Eric Arnold	**owner**	**131-06-0B-039.00CO**
3532 Crestridge Drive		
Nashville, TN 37204		

WITNESS THE EXECUTION HEREOF this 8th day of September, 2023

William Robinson Meyer, Sr., Successor Trustee

William Robinson Meyer, Sr., Successor Trustee of the Linda B. Meyer Revocable Trust U/A dated April 4, 2019

State of Tennessee)
County of Davidson)

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, **William Robinson Meyer, Sr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Successor Trustee of the **Linda B. Meyer Revocable Trust U/A dated April 4, 2019**, and that he is authorized to execute this instrument, and that he has executed this instrument on behalf of the **Linda B. Meyer Revocable Trust U/A dated April 4, 2019 as Successor-Trustee**.

Witness my hand and official seal on this ~~date~~ 8th day of September, 2023.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 575,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of September, 2023.

Notary Public

My Commission Expires: 7-7-2027

KIMBERLY BEARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027