Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0236

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of September, 2023

Notary Public

Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Karen Johnson Davidson County
Batch# 1052337 DEEDWARR
09/20/2023 02:50:30 PM 5 pgs
Fees: $28.00 Taxes: $1,017.50
20230920-0074075

Address of New Owner	Send Tax Bills To:	Map & Parcel
Karina Vasquez 3709 Folkstone Drive Antioch, TN 37013	New owner	150-04-0-002.00

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
Karina Garcia Vasquez, an unmarried person
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. 34-A on the Plan of Zone Lot Division of Lots 32 Thru 36, Chelsea of Priest Lake, Section One-A, of record in Book 6250, Page 35 (which amended Book 5200, Page 696), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Richard Arnold and Dorothy Arnold, by Warranty Deed from Jennifer Lambert, dated 12/13/2013 and recorded 12/19/2013 in Instrument No. 20131219-0128209, in the Register's Office of 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. The spouse of Richard J. Arnold, being Dorothy J. Arnold, having predeceased him on 2/23/2022. Her Estate was probated simultaneously under Case Case No. 22P-1085.

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: 3709 Folkstone Drive Antioch, TN 37013.

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. Wherever uses, 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 15th day of September, 2023.

Estate of Richard J. Arnold

By:_____
Richard M. Arnold, Co-Executor

_____
Richard M. Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Nashville, Tennessee this 15th day of September, 2023.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 6-1-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Nashville, Tennessee this 15th day of September, 2023.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 6-1-2025

Dated this the 15th day of September, 2023.

Estate of Richard J. Arnold

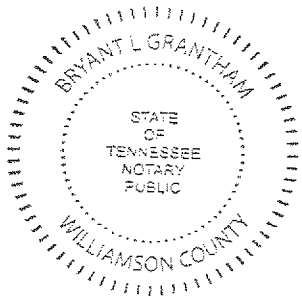
By: _____
Tamara L. Mosley, Co-Executor

_____
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 15th day of September, 2023.

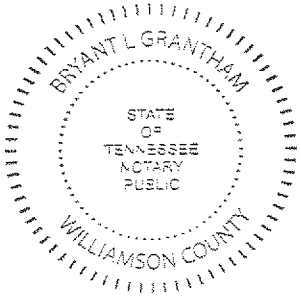


_____
Notary Public
My Commission Expires: 6-1-2025

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 15th day of September, 2023.



_____
Notary Public
My Commission Expires: 6-1-2025

Dated this the 13th day of September, 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 13th day of September, 2023.

Brittany Cox
Notary Public
My Commission Expires: March 15, 2029

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

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 13th day of September, 2023.

Brittany Cox
Notary Public
My Commission Expires: March 15, 2029

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

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21468-mc

WARRANTY DEED

202309200074075

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 9/15/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 9/15/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

