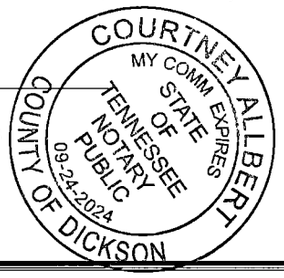
State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $470,000 00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2023

Notary Public
My Commission Expires



Karen Johnson Davidson County
Batch# 1052400 DEEDWARR
09/21/2023 09 25 59 AM 2 pgs
Fees $13 00 Taxes $1,739 00
20230921-0074152

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner	Send Tax Bills To	Map/Parcel Number
Callie Southerland	New Owner	059-01-0-031 00
5102 Buena Vista Pike		
Nashville TN 37218		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **AR Realty, LLC, A Tennessee Limited Liability Company**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Callie Southerland, unmarried woman**, hereinafter called the Grantee(s), his/her/their 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. 4 on the plan of Final Plat "First Revision" Lots 3-6, Forest Vale Subdivision, of record in Instrument No. 20071031-0128531, as amended in Instrument No. 20210407-0045848, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to AR Realty, LLC by Warranty Deed from Equity Trust Company, Custodian FBO De Etta Brewer Meeks IRA, dated 4/17/2020 and recorded 4/23/2020 in Instrument No. 20200423-0042580, and as corrected by Affidavit of Scrivener's Error dated 7/6/2021 and recorded 7/7/2021 in Instrument No. 20210707-0091618, Register's Office for Davidson County, Tennessee, and as corrected by Deed of Correction dated 09/06/2023 and recorded 9/13/2023 in Instrument No. 20230913-0071777, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Nos 20221208-0127826 and 20221208-0127827, Register's Office for Davidson County, Tennessee

All existing easements and all other matters as shown on Revised Plat in Instrument No 20071031-0128531, as amended in Instrument No 20210407-0045848, Register's Office for Davidson County, Tennessee

Joint Driveway Easement recorded in Instrument No 20230406-0025139, Register's Office for Davidson County, Tennessee

2023 Davidson County taxes, a lien not yet due and payable

This is (X) improved ( ) unimproved property, known as 5102 Buena Vista Pike, Nashville, TN 37218

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(s), his/her/their assigns forever Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 14th day of September, 2023

AR Realty, LLC

BY _____

Adam D. Ripmaster, Member

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Adam D. Ripmaster, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Member of AR Realty, LLC, a Tennessee limited liability company, and that as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Company

Witness my hand and official seal, this 14th day of September, 2023.

Commission Expires. ~~10/18/22~~ 9/27/26

_____
Notary Public: Brenda Huntsman

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY