Karen Johnson Davidson County
Batch# 1073827 DEEDWARR
11/20/2023 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,111.85
20231120-0090328

WARRANTY DEED

File No. CTO-2023-497

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 300,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marissa Pilcher	Marissa Pilcher	
510 Hidden Hill Drive	510 Hidden Hill Dr.	076-01-0-134
Nashville, TN 37076	Nashville, TN 37076	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned,

ANTHONY ARNESON AND JENNIFER ARNESON, HUSBAND AND WIFE

has this day bargained and sold and does hereby transfer and convey unto,

MARISSA PILCHER, UNMARRIED WOMAN

their heirs and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Certain Real Property Located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 104-B on the Plan of Zone Lot Division Lot Numbers 88, 104 and 108 Tulip Grove Woods, Phase 1, of record in Book 6900, page 73 amending Book 6200, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel E. Williams, an unmarried person by Warranty Deed from Billy Allen Whittinghill, an unmarried person of record in Book 11676, page 722, in the Register's Office of Davidson County, Tennessee, dated September 23, 1999 and recorded on September 29, 1999.

Being the same property conveyed to Anthony Arneson and Jennifer Arneson, husband and wife by Warranty Deed from Daniel E. Williams, an unmarried person of record in Instrument 20230322-0020883, Register's Office for Davidson County, Tennessee dated March 20, 2023 and recorded on March 22, 2023.

This conveyance is subject to all matters shown on the plat of Zone Lot Division Lot Numbers 88, 104 and 108. Tulip Grove Woods, Phase 1, as recorded in Plat Book 6900, page 73, amending Plat Book 6200, page 69; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in

Book 6369, page 879, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; Easement for Drive, Deck, and Shed Encroachment recorded in Book 8975, page 36; all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) 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, and (5) other matters of public record.

This is improved property and believed to be known as: 510 Hidden Hill Drive, Nashville, TN 37076 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 our hands this 15TH day of November, 2023.

Anthony Arneson

Jennifer Arneson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Anthony Arneson and Jennifer Arneson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this November 15, 2023.

Notary Public
My Commission Expires: 11/22/2025

RETURN RECORDED DOCUMENTS TO:
The Row Title & Escrow, LLC
20 Music Square W. Suite 200
Nashville, TN. 37203
615-751-0949

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/20/2023 (date of document).

Affiant Signature

11/20/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of NOVEMBER, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

