Karen Johnson Davidson County
Batch# 1097783 DEEDWARR
02/05/2024 11:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20240205-0007882

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$345,000.00**. **Affiant** Subscribed and sworn to before me, this 31 **day of January, 2024.** **Notary Public** **My commission expires:**

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 01/09/2028 DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Brown and **Alexia Talley-Brown** **4954 Lickton Pike** **Nashville, TN 37189**	New Owner 4954 Lickton Pike Nashville, TN 37189	**031-013.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Mary Sue Arrington, a married woman, Michael Anthony Arrington, and Rayanna Arrington**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Michael Brown and Alexia Talley-Brown, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows:

BEGINNING at large elm tree in the J. A. Owen Property, said tree being a corner between the lands of J. A. Owens and U. A. Hunter and the northwest corner of the tract of land herein described; thence running South 38-3/4 degrees East 271.5 feet to a stone at the corner of the lot; thence South 87 - 1./2 degrees East 495 feet to the center of the County Road (Lickton Pike); thence North 16-1/2 degrees West 276 feet with the center of said Road to a point in said U. A. Hunter's line with the two elm pointers; thence with said U. A. Hunter's line, North 88-1/2 degrees West 528 feet to the point of beginning. Containing 3.2 acres, more or less.

Being the same property conveyed to David H. Arrington and wife, Bonnie Sue Arrington by Warranty Deed from Eloise H. Wisinger, a widow, dated March 13, 1968 of record in Book 4221, Page 332, Register's Office of Davidson County, Tennessee.

Bonnie Sue Arrington having become deceased on or about September 12, 1992, leaving David H. Arrington sole tenant by the entirety.

David Henry Arrington died March 31, 2015, his estate being administered through Davidson County Probate Court, Docket No. 15P956. A copy of the Last Will and Testament being recorded as an exhibit to Quitclaim Deed in Instrument No. 20160803-0080095, in the Register's Office for Davidson County, Tennessee, Article IV devised subject property to his 3 children equally, being Mary Sue Arrington, Michael Anthony Arrington and Rayanna Arrington.

Being a potion of the same property conveyed to Mary Sue Arrington, individually, a Life Estate by Quitclaim deed from Mary Sue Arrington, in her capacity as Executrix of the Estate of David Henry Arrington of record in Instrument No. 20160803-0080095 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 3, 2016. The said Michael Edward Craighead hereby joins in this conveyance to convey any and all interest he may have, marital or otherwise.

HE-2023-344

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is **improved** property known as **4954 Lickton Pike, Nashville, TN 37189**.

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 in 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 31 **day of** January, **2024.**

Mary Sue Arrington

Michael Edward Craighead

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31 **day of** ~~August~~ January, **2024, before me personally appeared Mary Sue Arrington and Michael Edward Craighead, Michael Anthony Arrington and Rayanna Arrington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 31 **day of** January, **2024.**

Notary Signature
My commission expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

HE-2023-344

Witness my/our hand(s) this **22nd** day of **December, 2023.**

Michael Anthony Arrington

Rayanna Arrington

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22nd day of December, 2023, before me personally appeared Michael Anthony Arrington and Rayanna Arrington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of December, 2023.

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 ~~February~~ January 31, 2024.

Affiant Signature

2/5/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of February, 2024.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026