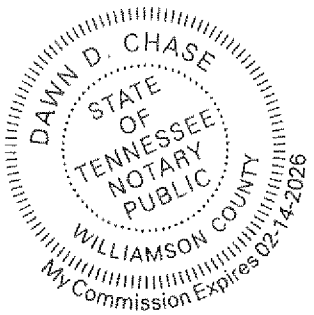



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $357,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of February, 2024.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Jared Daniel Von Arb and Emma Cloption-Place (NAME) | New Owner (NAME) | 053060A086.00 |
| 2152 Riverway Drive (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kelly Lynne Powell Julie A. Wilson, heirs-at-law of the Estate of Martha D. Simmons,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jared Daniel Von Arb , an unmarried man and Emma Cloption-Place, an unmarried woman, as joint tenants with the right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

Being Lot No. 86, on the plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, Page 412, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard R. Simmons and Martha D. Simmons, husband and wife from J & M Homebuilders, Inc., a Tennessee corporation by Warranty Deed dated September 3, 1993 and recorded on September 7, 1993 in Book 9072, Page 906, Register's Office for Davidson County, Tennessee.
Further being the same property conveyed to Martha D. Simmons from Richard R. Simmons by Quitclaim Deed dated January 24, 2007 and recorded on January 24, 2007 in Instrument No. 20070124-0009892, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Martha Simmons and Richard Simmons, wife and husband from Martha Simmons, also known as Martha D. Simmons, a married woman by Quitclaim Deed dated November 27, 2013 and recorded on December 11, 2013 in Instrument No. 20131211-0125344, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Martha D. Simmons and Richard R. Simmons, wife and husband from Martha D. Simmons, also known as Martha Simmons and Richard R. Simmons, also known as Richard Simmons, wife and husband by Quitclaim Deed dated June 27, 2022 and recorded on July 14, 2022 in Instrument No. 20220714-0080905, Register's Office for Davidson County, Tennessee.



Karen Johnson Davidson County
Batch# 1102435 DEEDWARR
02/20/2024 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20240220-0011443

The said Martha D. Simmons having since died on or about August 23, 2023, see Docket No, 23P2170, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee. Kelly Lynne Powell and Julie A Wilson being her only-heirs-at-law per Affidavit of Heirship of record in Boc20240220001144 2_, said Register's Office.

This property is __unimproved _X_improved property known as: 2152 Riverway Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of February, 2024.

Kelly Lynne Powell

Kelly Lynne Powell

Julie A Wilson

Julie A. Wilson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly Lynne Powell and Julie A. Wilson, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of February, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 15, 2024.

Date

Tonya Loftin

Affiant Signature

February 20, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20th day of February, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)