This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10424-29

ADDRESS NEW OWNER:
James Henry Arnold
1423 Ardee Avenue
Nashville, TN 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Legacy Home Loans, LLC DBA Steadfast Mortgage
4004 Hillsboro Pike, Suite 216 B
Nashville, TN 37215

Parcel ID:
072-04-0-245

Karen Johnson Davidson County
Batch# 1102586 DEEDWARR
02/20/2024 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240220-0011679

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Purple Doors LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **James Henry Arnold, an unmarried man, and Ashlyn Brooke Melton, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the northerly one-half of Lot No. 29 of Block "E", on the map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee. Said lot fronts 50 feet on the northerly margin of Ardee Avenue and runs back 175 feet on the westerly line and 175 feet on the easterly line to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Purple Doors LLC, a Tennessee Limited Liability Company by deed dated September 28, 2022 from Music City Financial, LLC, a Texas limited liability company, recorded October 5, 2022, and of record in Instrument Number 20221005-0109876, Register's Office for Davidson County, Tennessee.

This is improved property known as 1423 Ardee Avenue, Nashville, TN 37216. Possession is to be given on February 13, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 13th day of February 2024.

Corey Lavinder, Chief Executive Manager, Purple Doors LLC, a Tennessee Limited Liability Company

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Corey Lavinder** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Executive Manager of Purple Doors LLC,** the within named bargainor, a limited liability company, and that he as such Chief Executive Manager, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such Chief Executive Manager.

WITNESS my hand and official seal at office this 13th day of February 2024.

NOTARY PUBLIC

My Commission Expires: 3/2/25

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$435,000.00**.

AFFIANT

Subscribed and sworn to before me on this 13th day of February 2024.

NOTARY PUBLIC

My Commission Expires:

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Certificate of Authenticity

I, John Parker, 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 2/10/24.

Date

Affiant Signature

2/20/24

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20 day of February, 2024.

Jameka Braden

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

