THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240246846

Karen Johnson Davidson County
Batch # 1105224 DEEDWARR
02/28/2024 10:33:27 AM 2 pgs
Fees: $13.00 Taxes: $2,010.95
20240228-0013563

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $543,300.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2024.

Notary Public
My Commission Expires:

VIRGINIA DESJARDAIS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marcia Austin Echols Childrens Trust FBO John Austin Echols 4506 Harpeth Hills Drive Nashville, TN 37215	New Owner	Tax Parcel ID No. 156 01 0C 045.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ruth F. Arnold** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marcia Austin Echols Childrens Trust dated January 16, 2020 FBO John Austin Echols**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Subdivision of EAST COLONY AT RIVERBEND of record in Plat Book 7900, Page 733, and in Plat Book 7900, Page 4 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ruth F. Arnold and Bartlett C. Arnold, wife and husband, by Deed from David Weed, Jr. and wife, Erin M. Weed, of record in Instrument No. 20150420-0034929, in the Register's Office of Davidson County, Tennessee, dated April 17, 2015 and recorded on April 20, 2015. The said Bartlett C. Arnold died on June 8, 2020, leaving Ruth F. Arnold as surviving tenant by the entirety. See Affidavit of Inheritance recorded in Instrument No. 20200619-0065869.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary and R.O.W. Dedication Plat of EAST COLONY AT RIVERBEND, as recorded in Plat Book 7900, Page 4.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of EAST COLONY AT RIVERBEND, as recorded in Plat Book 7900, Page(s) 733.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7199, Page 119, amendment in Book 9792, Page 20 and amendment to Bylaws recorded in Book 7781, Page 645 and Book 9792, Page 24.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5354, Page 765 as Corrected in Book 5403, Page 5.

This is improved property located at 916 Willow Oak Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2024.

Ruth F. Arnold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ruth F. Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2024.

Notary Public
My Commission Expires: _____

