Karen Johnson Davidson County
Batch# 1117111 DEEDWARR
04/02/2024 09:26:30 AM 5 pgs
Fees: $28.00 Taxes: $1,028.60
20240402-0022618

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of March, 2024

Notary Public

Commission Expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rodney E. Fortner 1009 Wesleyville Street Nashville, TN 37217	New Owner	150-02-0-138.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Tamara L. Mosley, Cheryl R. Floyd and Richard M. Arnold, devisees of the Last Will and Testament of Richard J. Arnold, and Tamara L. Mosley, Cheryl R. Floyd and Richard M. Arnold, Co-Executors of the Estate of Richard J. Arnold**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Rodney E. Fortner, an unmarried man
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 16-A, Section One – Revised, Zone Lot Division of Lots 16, 17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44 and 45, Harbor Gate, of record in Plat Book 6250, Page 638, which amends Plat Book 5200, Page 712, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Richard Arnold by Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., dated 3/19/2003 and recorded 4/10/2003 in Instrument No. 20030410-0047917, Register's Office for Davidson County, Tennessee.

The said Richard Arnold, also known as Richard J. Arnold, having since died testate on 4/23/2022, with his Estate being probated under Case No. 22P-1063 in the Probate Court for Davidson County, Tennessee. Pursuant to Order to Probate filed 6/24/2022 in the Probate Court for Davidson County, Tennessee, Tamara L. Mosley, Cheryl R. Floyd and Richard M. Arnold were appointed as Co-Executors. By his Last Will and Testament, Richard J. Arnold devised his residuary estate in 33-1/3% shares to each of his children, Richard M. Arnold, Cheryl R. Floyd and Tamara L. Mosley.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1009 Wesleyville Street Nashville, TN 37217.

Dated this the 27th day of March, 2024.

Estate of Richard J. Arnold

By: _____
Tamara L. Mosley, Co-Executor

_____
Tamara L. Mosley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tamara L. Mosley, Co-Executor of the Estate of Richard J. 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 and official seal at Murfreesboro, Tennessee this 27th day of March, 2024.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 6-1-2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tamara L. Mosley,** 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 and official seal at Murfreesboro, Tennessee this 27th day of March, 2024.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 6-1-2025

Dated this the 27th day of March, 2024.

Estate of Richard J. Arnold

By: Cheryl R. Floyd
Cheryl R. Floyd, Co-Executor

Cheryl R. Floyd

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cheryl R. Floyd, Co-Executor of the Estate of Richard J. 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. INDLaID By Physical Presence

27th Witness my hand and official seal at Nokomis, Florida this day of March, 2024.

Robert W. Patterson
Notary Public
My Commission Expires: 02-24-2025

ROBERT W. PATTERSON
MY COMMISSION # HH 079951
EXPIRES: February 24, 2025

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cheryl R. Floyd,** 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. INDLaID By Physical Presence

27th Witness my hand and official seal at Nokomis, Florida, this day of March, 2024.

Robert W. Patterson
Notary Public

My Commission Expires: 02-24-2025

ROBERT W. PATTERSON
MY COMMISSION # HH 079951
EXPIRES: February 24, 2025

WARRANTY DEED

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27 day of March, 2024.

Estate of Richard J. Arnold

By: _____
Richard M. Arnold, Co-Executor

_____
Richard M. Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard M. Arnold, Co-Executor of the Estate of Richard J. 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 and official seal at Nashville, Tennessee this 27th day of March, 2024.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 6-1-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard M. 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 and official seal at Nashville, Tennessee this 27th day of March, 2024.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 6-1-2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 27, 24 (date of document).

Jennifer L. Pennell

Apnl 1, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of Apnl, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

