This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22385-MC

Karen Johnson Davidson County
Batch# 1121608 DEEDWARR
04/11/2024 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20240411-0025667

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2024.

Notary Public
My Commission Expires: _____

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Harold Arnwine 406 Lazy Creek Lane Nashville, TN 37211	Harold Arnwine 4611 Wyoming Ave Nashville, TN 37209	161 13 0B 406.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **David Purifoy and Deborah Purifoy, Husband and Wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Harold Arnwine, an unmarried man,** hereinafter called the Grantee(s), his/her/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 Unit 406 on the plan of CREEKSIDE OF BRENTWOOD as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 and Instrument No. 20210916-0124412, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Purifoy and Deborah Purifoy, Husband and Wife, by Warranty Deed from Jonathan M. Carothers and Julie C. Carothers, Husband and Wife, of record in Instrument No. 20140619-0053466, in the Register's Office of Davidson County, Tennessee, dated June 17, 2014 and recorded on June 19, 2014.

This is ☒ improved or ☐ unimproved property located at: **406 Lazy Creek Lane, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number 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 10th day of April, 2024.

GRANTOR:

Deborah Purifoy

David Purifoy

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Deborah Purifoy and David Purifoy**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of April, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202404110025667

Certificate of Authenticity

I, Holly Ray, 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 04/10/2024.

Date

Holly Ray

Affiant Signature

04/10/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of April, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY