THIS INSTUMENT WAS PREPARED BY:
Key Title & Escrow
406 Frazier Avenue
Suite 110
Chattanooga, TN 37405

Karen Johnson Davidson County
Batch# 1139740 DEEDWARR
05/28/2024 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20240528-0039326

Name and Address of New Owner & Send Tax Bills To:	Map & Parcel No(s):
Eric Arnold and Monica Arnold 2407 Seifried Street Nashville, TN 37208	Property 1: 081-06-0-389-00

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater for this transfer is $ 369,000.00

Affiant (Buyer) or Agent

Subscribed and sworn to before me, this 22nd day of May, 2024

Notary Public (Key Title Notary)
My commission expires: 05-17-27

MARGARET E. FUERY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tennessee 1 Properties, LLC, a Tennessee Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric Arnold and Monica Arnold, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of S.P.A. Subdivision, as of record in Book 1424, page 136, Registers Office of Davidson County, Tennessee.

Said Lot No. 10 fronts 70 feet on the Southerly side of Seifried Street and runs back between parallel lines 147.7 feet to a dead line.

Being the same property conveyed to Aeolian E. Lockert, Jr. and wife, Edna W. Lockert by Warranty deed from Hubert W. Head and wife, Florry B. Head of record in Book 2746, page 263, Register's Office for Davidson County, Tennessee, dated April 23, 1958.

Being the same property conveyed to Edna W. Lockert by Warranty deed from Aeolian E. Lockert, Jr of record in Book 2988, page 455, Register's Office for Davidson County, Tennessee, dated July 15, 1959 and recorded on August 05, 1959.

Being the same property conveyed to Edna W. Lokert by Quitclaim Deed from Charles B. Thomas, Jr of record in Book 9574, page 72, Register's Office for Davidson County, Tennessee, dated November 18, 1994 and recorded on January 19, 1995.

Said person Edna W. Lockert died on March 30, 2022.

Being the same property conveyed to Tennessee 1 Properties, LLC, a limited liability company by Warranty Deed from The Estate of Edna W. Lockert of record in Instrument No. 20221201-0125854 Register's Office for Davidson County, Tennessee, dated November 23, 2022 and recorded on December 01, 2022.

For Informational Purposes Only

Property Address:
2407 Seifried Street
Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

File No.: TN-2024-118

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of May, 2024.

Tennessee 1 Properties, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Christina Spencer, member

STATE OF TENNESSEE
COUNTY OF HAMILTON

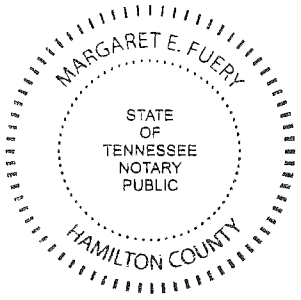
Before me, Margaret E. Fuery of the state and county mentioned, personally appeared Christina Spencer, member of Tennessee 1 Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be member of Tennessee 1 Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Christina Spencer, member of Tennessee 1 Properties, LLC as such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as member.

Witness my hand and seal, at office in Chattanooga, this 22nd day of May, 2024.

Margaret E Fuery
Notary Signature

Printed Name: Margaret E. Fuery

My commission expires: 05.17.27



True Copy Certification

I, Yvette Meldrum, 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 May 22, 2024.

Signature
May 28, 2024

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this May 28, 2024

Notary's Signature
My Commission Expires: 01/23/2028

