Karen Johnson Davidson County
Batch# 1161135 DEEDWARR
07/24/2024 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20240724-0055675

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Y-ZS-24-2100

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The 2100 Neelys Bend Road Trust	New owner	
(NAME) **2100 Neelys Bend Road**	(NAME)	**074-00-0-065.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELVIL ARNT, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE 2100 NEELYS BEND ROAD TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land 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:

Beginning at a point in the westerly margin of Neely's Bend Road, said point being North 7 degrees 35 minutes 07 seconds East 108.00 feet from the Northeast corner of the property shown on the Plat of record in Book 5190, Page 675, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Neely's Bend Road North 7 degrees 35 minutes 07 seconds East 290.46 feet to a Point; thence North 2 degrees 44 minutes 36 seconds West 101.95 feet to a point; thence leaving Neely's Bend Road and with the line dividing the property herein and the property conveyed to Patricia E. Heron and husband of record in Book 3979, age 435, said Register's Office, South 66 degrees 55 minutes 34 seconds West, 1030.33 feet to a point in the land conveyed to William H. Howell and wife, of record in Book 5077, Page 269, said Register's Office; thence South 10 degrees 54 minutes East 188.96 feet to a point; thence South 85 degrees 37 minutes 04 seconds East 159.98 feet, more or less, to an iron pin in the Southwest corner of the property shown on the plat of record in Book 5190, Page 675, said Register's Office; thence with the rear line of the property shown on said plat; thence North 7 degrees 35 minutes 07 seconds East, 108.00 feet to a point; thence South 85 degrees 33 minutes 56 seconds East 435.00 feet to the westerly margin of Neely's Bend Road, the point of beginning.

Being the same property conveyed to Melvil Arnt, an unmarried man by Warranty Deed from Robert Brown and wife, Marla Brown of record in Instrument No. 20210817-0110736 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 17, 2021.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to right of others in and to cemetery of record in Book 5297, Page 245, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenant for detached structure in Instrument No. 20230406-0025324, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2100 Neelys Bend Road, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 18th DAY OF JULY, 2024.

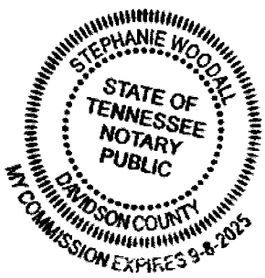
Melvil Arnt by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MELVIL ARNT, and who acknowledged he/she/they executed the same as the free act and deed of the said MELVIL ARNT.

Witness my hand and official seal, this the 18th of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 18, 2024**.

Affiant Signature

July 23, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25