When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File # 1-23012-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1166194 DEEDWARR
08/05/2024 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240805-0059090

BS-EXP-24-101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

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)
Cole Arbaugh	New Owner	
(NAME)	(NAME)	
101 Dyer Court		**058-16-0-065-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **BE SOLUTIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLE ARBAUGH, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Haynes Park Subdivision, Section 3 of record in Plat Book 4460, Page 185, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of Dyer Court at the common dividing line between Lots Nos. 56 and 57 on said plan; thence Southerly along said dividing line 79.48 feet to a concrete marker; thence Easterly 96 feet to a point in the Westerly margin of Haynes Park Drive; thence Northerly along the Westerly margin of said Haynes Park Drive 71.36 feet to the beginning of a curve; thence around said curve a distance of 39.24 feet to a point in the Southerly margin of Dyer Court; thence Westerly along the Southerly margin of said Dyer Court 104.47 feet to the point of beginning.

Being the same property conveyed to Ruth E. Thomas Young, a single person by Special Warranty deed from Administrator of Veterans' Affairs of record in Book 5267, page 353, Register's Office for Davidson County, Tennessee, dated March 8, 1978 and recorded on March 30, 1978. and Said Ruth E. Thomas Young died on September 30, 2021.

Being the same property conveyed to Be Solutions LLC, a Tennessee Limited Liability Company by Warranty Deed from Ruby Townsend, single and Rebecca E. Thomas, single and Rita Thomas, single and Jeffrey Thomas, married of record in Instrument No. 20240418-0027743 Register's Office for Davidson County, Tennessee, dated April 15, 2024 and recorded on April 18, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 185, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4707, Page 766, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **101 Dyer Court, Nashville, Tennessee 37218**.

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 2 DAY OF AUGUST, 2024.

Be Solutions LLC, a Tennessee Limited Liability Company

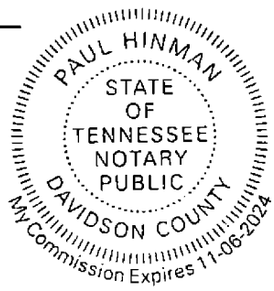
BY: _____
Malik Brooks
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALIK BROOKS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of BE SOLUTIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of August, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 8/2/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8/2/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd **day of** August, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

