(1)

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson
Batch # 1199694
10/31/2024 03:29:57 PM
Fees: $13.00 Taxes: $2,223.70
Davidson County
DEEDWARR
2 pgs
20241031-0084634

Prepared By:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $601,000.00.

Affiant

File Number: 24090610

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

Subscribed and sworn to before me, this 28th day of October, 2024.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Deepa Bhikha	FirstBank	118-06-0D-036.00-CO
140 Gale Park Lane	722 Columbia Ave.	
Nashville, TN 37204	Franklin, TN 37064	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ethan H. Arnaud and Karen N. Arnaud, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Deepa Bhikha, a single woman, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit 36, Gale Park Single-Family Homes, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, corrected in Instrument No. 20110531-0041215, amended in Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, Instrument No. 20130306-0022201 and Instrument No. 20200327-0033394, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ethan H. Arnaud and Karen N. Arnaud, husband and wife, by Warranty Deed from John Andrew Snyder, married, joined by spouse, Elizabeth Belk Snyder, dated June 3, 2019, of record in Instrument No. 20190604-0053046, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is X improved ___unimproved property known as 140 Gale Park Lane, Nashville, TN 37204.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 25th day of October, 2024.

Ethan H. Arnaud

Karen N. Arnaud

Karen N. Arnaud

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ethan H. Arnaud and Karen N. Arnaud with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 25th day of October, 2024.

Notary Public at Large
My Commission Expires: 3-15-25

PAMELA FAITH LAUB
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY