Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

NEW OWNER:
IAN ARTHUR
2920 TEAKWOOD DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
MOVEMENT MORTGAGE, LLC
8024 CALVIN HALL ROAD
INDIAN LAND, SC 29707

Map & Parcel No.: 09610006600

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-1372

Space for Recorder's stamp

Karen Johnson
Batch # 1202239
11/06/2024 09:14:09 AM
Fees: $23.00 Taxes: $1,154.40

Davidson County
DEEDWARR
4 pgs

20241106-0086154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twelve Thousand and 00/100 Dollars ($312,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ANTHONY WAYNE ROSE and DANA ROSE, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **IAN ARTHUR, an unmarried man, and KENDRA BUTLER, an unmarried woman, joint tenants with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 223, Cloverhill, Section No. V, of record in Plat Book 2133, Page 88, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 223 fronts 80 feet on the Northerly margin of Teakwood Drive and runs back 179.5 feet on the Westerly line and 171.3 feet on the Easterly line, to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to ANTHONY WAYNE ROSE and DANA ROSE, husband and wife, by Quitclaim Deed from Carlynne Foster, Anthony Wayne Rose, Shelby Nichole Journey, and Adam Scott, heirs of the Estate of Ernest C. Rose, dated January 20, 2023, and of record in Instrument No. 20230130-0006771, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **2920 TEAKWOOD DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 88, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of October, 2024.

Anthony Wayne Rose
ANTHONY WAYNE ROSE

DANA ROSE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ANTHONY WAYNE ROSE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 2024.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 88, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of October, 2024.

ANTHONY WAYNE ROSE

DANA ROSE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ANTHONY WAYNE ROSE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 2024.

NOTARY PUBLIC

My commission expires: _____

STATE OF ARKANSAS

COUNTY OF Saline

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DANA ROSE,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of October, 2024.

NOTARY PUBLIC

My commission expires: 8/17/32

BRITTNEY BEARDEN
MY COMMISSION EXPIRES
08-17-2032
NOTARY PUBLIC
COMM. # 12389779
SALINE COUNTY - ARKANSAS

****

The actual consideration or value, whichever is greater, for this transfer is **$312,000.00.**

AFFIANT

Sworn to and subscribed to before me this 30th day of October, 2024.

NOTARY PUBLIC

My commission expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
November 03, 2025