Karen Johnson Davidson County
Batch# 1244147 DEEDWARR
03/07/2025 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,893.40
20250307-0017167

WARRANTY DEED 2024-63	State of Tennessee County of ~~Davidson~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $782,000.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th day of March, 2025. (Affix Seal) Notary Public My Commission Expires:

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Daniel Eichner and Cassie Eichner 229 Still Spring Hollow Court Nashville, TN 37221	NEW OWNER	128.16-0A-082.00 CO

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, I/we, **Dillon Arnold, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel Eichner and Cassie Eichner, husband and wife**, hereinafter called the Grantee(s), their heirs 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. 28, on the Final Plat of Phase 3, Section 1, Still Springs Ridge, as shown on plat of record in Instrument 200807100071072, said Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dillon Arnold, a single man from Sean R. Anteau and Chelsea Ashworth, husband and wife by Warranty Deed dated March 8, 2022 and recorded March 15, 2022 in Instrument #20220315-0029905, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 229 Still Spring Hollow Court, Nashville, TN 37221.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 6th day of March, 2025.

Dillon Arnold

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Dillon Arnold, the bargainor(s), 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, this 6th day of March, 2025.

Notary Public
My Commission Expires:

My Commission Expires
July 6, 2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 March 6, 2025.

Date

Affiant Signature

3/6/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of March, 2025.

Notary's Signature

My Commission Expires: Jan 31st 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON