Name and Address of New Owner:
Elisabeth George Parrott
304 Stewart Street
Franklin, TN 37064

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1249507 DEEDWARR
03/24/2025 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20250324-0021859

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 119-14-0A-136-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lowell C. Arwood, II and Tracy Smart Arwood, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elisabeth George Parrott, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit No. 136 on the site plan of Kingswood Condominiums of record in Plat Book 5200, Page 520, together with the undivided interest in the common elements appurtenant to said Unit, as set forth In Exhibit "C" of the Master Deed as amended establishing Kingswood Condominiums, of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lowell C. Arwood, II and Tracy Smart Arwood, husband and wife by deed from Judith Dianne Matter, an unmarried woman of record in Book/Page/Instrument No. 20190610-0055048|, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters as shown on the plat of record in Plat Book 5200, Page 520; Master Deed and By-Laws of record in Book 6058, Page 320; Restrictive Covenants of record in Book 909, Page 48, Book 919, Page 393, Book 946, Page 252, Book 2191, Page 628, Book 1579, Page 387, Book 1581, Page 55; Easements of record in Book 3645, Page 9, Book 3822, Page 25, Book 4259, Page 977, Book 4260, Page 332; Easement of record in Book 11362, Page 523; HOA Charter of record in Book 6092, Page 579, in the Register's Office for Davidson County, Tennessee.

Improved property known as: 2929 Selena Drive, Apt. J136, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21 day of March, 2025.

_____(SEAL)
Lowell C. Arwood, II

_____(SEAL)
Tracy Smart Arwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of March, 2025, before me personally appeared Lowell C. Arwood, II and Tracy Smart Arwood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of March, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Sworn to and subscribed before me this 21st day of March, 2025.

Notary Signature
My commission expires: 8-3-26

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Thomas N. Jones, 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 21, 2025. (date of document).

Thomas N. Jones
Date: March 24, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 24th day of March, 2025.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY