THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38727-06-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $558,000.00. Affiant Subscribed and sworn to before me this 16th day of June, 2025. Notary Public My Commission Expires:

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

WARRANTY DEED

Address New Owner: Tyler James Stanley, Thaissa Maria Peixoto 971 Dalebrook Lane Nashville, TN 37206	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 08308023400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Arnold, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thaissa M. Peixoto, an unmarried woman, and Tyler J. Stanley, an unmarried man** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 971 Dalebrook Lane, Nashville, TN 37206.

Julia Arnold, spouse of Grantor, joins in the execution of this instrument in order to convey any martial interest that she holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1288601 DEEDWARR
06/23/2025 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $2,064.60
20250623-0049143

IN WITNESS WHEREOF, Grantors have executed this instrument on the 16th day of June, 2025.

Steven Arnold
Steven Arnold

Julia Arnold
Julia Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me by audio video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Arnold and Julia Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2025.

Notary Public

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires 09/08/2025

Remotely Notarized with audio/video via Simplifile

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Rosebank Meadows, Phase One, of record in Plat Book 9700, Page 531, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Steven Arnold, married by deed dated August 27, 2009 from Beneficial Tennessee, Inc. of record in Instrument No. 20090917-0086733, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20250616-0046627, Register's Office of Davidson County, Tennessee and corrected by Scrivener's Affidavit of record in Instrument No. 20250617-0047670, Register's Office of Davidson County, Tennessee .

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 08308023400.
2. Declaration of Covenants, Conditions, and Restrictions for Rosebank Meadows, of record in Book 10775, Page 805, as supplemented in Instrument No. 20011126-0128275, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 9700, Page 531, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Ryan Lux, 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 **June 16, 2025**.

Date

Affiant Signature

June 16, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

