WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311461 DEEDWARR
08/18/2025 03:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20250818-0065864

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Katrina Howard Arnold and Robert Keith Arnold	Katrina Howard Arnold and Robert Keith Arnold	095 12 0 093.00
(NAME)	(NAME)	
154 B Spring Valley Road	154 B Spring Valley Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Brian Alan Ogle and John Mark Ogle, married to each other,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Katrina Howard Arnold and Robert Keith Arnold, wife and husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of LAKELAND, as of record in Plat Book 2133, Page 15, said Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same Property Conveyed to Paul Edward Harris for life, remainder to Brian Alan Ogle and John Mark Ogle, By Executor Quitclaim Deed from Paul Edward Harris, Executor of the Estate of Beverly A. Ogle and Brian Alan Ogle and John Mark Ogle, of record in Instrument No. 20200818-0092332, in the Register's Office of Davidson County, Tennessee, dated June 22, 2020 and recorded on August 18, 2020. The said Paul Edward Harris died on May 07, 2025. The above-described property has never been the principal residence of the grantor and his/her spouse.

Being the same Property Conveyed to Brenda J. Fisher, Trustee, By Quitclaim Deed from Beverly Ann Ogle Barbee, unmarried and again re-conveyed to Beverly A. Ogle, from Brenda J. Fisher, Trustee, of record in Book 7071, Page 936, in the Register's Office of Davidson County, Tennessee, dated December 11, 1986, and recorded on December 17, 1986. The said Beverly A. Ogle died testate on September 18, 2019 and distributing subject property to Paul Edward Harris, Brian Alan Ogle and John Mark Ogle. See Probate Case No. 19P2231 files in Probate Court of Davidson County, Tennessee.

Being the same Property Conveyed to Beverly Ann Ogle Barbee, By Quitclaim Deed from Elem Glenn Barbee, Jr., of record in Book 5654, Page 577, in the Register's Office of Davidson County, Tennessee, dated September 16, 1980, and recorded on September 23, 1980.

Being the same Property Conveyed to Beverly Hill Ogle (Barbee), By Quitclaim Deed from John L. Ogle, of record in Book 5654, Page 575, in the Register's Office of Davidson County, Tennessee, dated September 16, 1980, and recorded on September 23, 1980.

Being the same Property Conveyed to John L. Ogle and wife, Beverly Hill Ogle, By Warranty Deed from Berdenia T. Wright, a widow, of record in Book 4267, Page 296, in the Register's Office of Davidson County, Tennessee, dated September 9, 1968, and recorded on September 10, 1968.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2551 Lakeland Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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.

Effective the 6th day of August, 2025.

Brian Alan Ogle

John Mark Ogle

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 6th day of August, 20 25, before me personally appeared Brian Alan Ogle and John Mark Ogle, 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 (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

202508180065864

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 8/6/25 (date of document).

Affiant Signature

8/15/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON