Karen Johnson
Batch # 1311927
08/20/2025 09 24 59 AM
Fees $18 00 Taxes $1,124 80

Davidson County
DEEDWARR
3 pgs

20250820-0066525

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $304,000.00 Affiant Subscribed and sworn to before me This 14 day of August 2025. JOSEPHINE REBECCA CLARK STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-24-2029 Notary Public My Commission Expires: 1.24.29	

Address New Owners as:	Tax Bill To:	Map / Parcel
Amy Nicole Brown 2840 Nocturne Forest Dr. Nashville TN 37207	New Owner	059-15-0A-044.00CO

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

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 sufficiency of all of which are hereby acknowledged, **A. Michelle Poss, Administrator of the Estate of Johnnie Arnold** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Amy Nicole Brown,** Divorced (hereinafter referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

> **Land in Davidson County, Tennessee, being Lot No. 145 on the FINAL PLAT, PHASE 1, CHATEAU VALLEY, of record in Book 6900, Page 894, said Register's Office, to which reference is made for a more complete description.**

Being the same property conveyed to Ector Grant Arnold and wife, Johnnie Arnold by Warranty Deed dated December 17, 1998 from Cumberland Builders, Inc., of record in Book 11280, Page 182, said Register's Office. The said Ector Grant Arnold having since died on February 22, 2019 and title vested in Johnnie Arnold as sole surviving tenants by the entirety. THe said Johnnie Arnold having since died November 24, 2023. A. Michelle Poss, as Administrator of the Estate of Johnnie Arnold, Case No. 24P-1613, in the Probate Court for Davidson County, Tennessee.

This is an improved real property commonly known as 3129 Chateau Valley Drive, Nashville, TN 37207.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. 2025 Taxes for Davidson County, a lien not yet due and payable.
3. Declarations, Conditions and Restrictions of Chateau Valley Homeowners Association, Inc. of record in Book 7835, Page 86, said Register's Office.
4. Open spaces of record in Instrument NO. 20060405-39304, said the Register's Office.
5. Any and all matters appearing on the plan of record in Book 6900, page 894, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14 day of August 2025.

Grantors:
Estate of Johnnie Arnold

Michelle Poss as Administrator
By: Michelle Poss, as Administrator

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Michelle Poss, Administrator for The Estate of Johnnie Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administrator for the Estate of Johnnie Arnold, and as such Administrator acknowledged the she is authorized to execute the foregoing instrument on behalf of the Estate of Johnnie Arnold, the within named bargainor, and that she as such Administrator, executed the foregoing instrument for the purpose therein contained, by signing the name Michelle Poss as Administrator.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of August, 2025.

Josephine R. Clark
Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029