Karen Johnson
Batch # 1335336
10/17/2025 09 49 12 AM
Fees $13 00 Taxes $5,191 10

20251017-0082848

Davidson County
DEEDWARR
2 pgs



Prepared by
Record and Return To
Nelson and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,403,000 00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jane Brandon Morrison	Jane Brandon Morrison (NAME)	
4021 Utah Ave (ADDRESS)	1920 Adelicia St, Apt 502 (ADDRESS)	103-04-0-365 00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Matthew VanArsdale, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jane Brandon Morrison, hereinafter called the Grantees, 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 the Westerly one-half of Lot No 81 on the Plan of West End Annex of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan referenced is hereby made for a more complete and accurate legal description.

Said part of Lot No. 81 fronts 50 feet on the Southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines 163 3 feet to an alley

Being the same property conveyed to Matthew VanArsdale, a Single Person by Warranty Deed from Matthew Nahay and Suzanne Nahay, husband and wife of record in Instrument No 20110209-0011519 Register's Office for Davidson County, Tennessee, dated February 04, 2011 and recorded on February 09, 2011

Matthew VanArsdale having since been married Spouse, Chynna VanArsdale, joines in this conveyance, but not the warranties herein, to relinquish all rights, marital or otherwise, which she may have in said property by virtue of her marriage to Matthew VanArsdale,

Matthew VanArsdale is one and the same person as Matthew James VanArsdale

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4021 Utah Ave, Nashville, TN 37209
(House Number) (Street) (PO 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.

Witness my/our hand(s) this 15th day of October, 2025.

WARRANTY DEED

(Continued)

Matthew VanArsdale

Chynna VanArsdale

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew VanArsdale, a single person Chynna VanArsdale, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 15th day of October, 2025

Notary Public

My Commission Expires

(SEAL)

DANIEL L WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072