Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1062

Karen Johnson Davidson County
Batch # 1410438 DEEDWARR
04/23/2026 12:50:15 PM 2 pgs
Fees: $13.00 Taxes: $13,320.00
20260423-0034184

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas K. Connor, Jr, and Jenice Connor, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David F. Arnholt and Cynthia H. Arnholt, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land situated in Davidson County, Tennessee, being that 1.5 acre, more or less parcel on the Resubdivision of Part of Lots 173 and 176 and All of Lots 174 and 175 on the Plan of Royal Oaks Subdivision of the Baker Tract, as shown by plat of record in Book 421, Page 103 (erroneously referred to as Book 2900, Page 137 in prior deeds), in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said tract of 1.5 acres, more or less, fronts 165 feet on the West side of Westview Avenue and extends back 411.7 feet on the North line and 409.5 feet on the South line.

Being the same property conveyed to Thomas K. Connor, Jr. and wife, Jenice Connor by Warranty Deed from Margaret Wemyss Connor, unmarried, of record in Instrument No. 20081218-0121029 Register's Office for Davidson County, Tennessee, dated December 05, 2008 and recorded on December 18, 2008.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 619 Westview Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
David F. Arnholt Cynthia H. Arnholt 617 Westview Avenue Nashville, TN 37205	NEW OWNER	130-03-0-021.00

WITNESS THE EXECUTION HEREOF this 21st day of April, 2026.

Thomas K. Connor, Jr **Jenice Connor**

State of Tennessee)
County of Davidson)

On this 21st day of April, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas K. Connor, Jr and Jenice Connor, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,600,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of April, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON