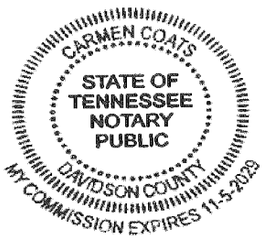
Karen Johnson Davidson County
Batch# 1437428 DEEDWARR
06/23/2026 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260623-0056764

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2026.

Carmen Coats
Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Glen Arnott and Susan M. Arnott	New Owner(s)	073-08-0-036.00
2932 McGavock Pike, Apt A		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMY BETH ELLER, AN UNMARRIED WOMAN AND MALLIE JEAN MCCLOUD, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLEN ARNOTT AND SUSAN M. ARNOTT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 and the southerly half of Lot No. 29 on the Plan of George I. Waddey's Subdivision called Sunset View, not of record described according to a survey made by J.W. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the Easterly margin of McGavock Pike at a point 150 feet South of the Northwest corner of the property conveyed to Ben C. McGown, Sr. and wife, by deed from George I. Waddey, Jr., of record in Book 1389, Page 244, Register's Office for said County; thence with the Easterly margin of said McGavock Pike Southwardly 150 feet to the corner of Lot Nos, 27 and 28; thence with the line between said-two lots Eastwardly 544.5 feet, more or less, to the low water mark of Cumberland River; thence down said river at low water mark Northwardly 150 feet to a point 50 feet South of the Southeast corner of Lot No. 30 if extended; thence Westwardly and parallel with the line between Lot Nos. 29 and 30, 555.75 feet, more or less, to the Easterly margin of McGavock Pike, the point of beginning.

Being the same property conveyed to Amy Beth Eller, an unmarried woman and Mallie Jean McCloud, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Christine E. Schrader and Kathryn A. Strunk Schrader f/k/a Kathryn A. Strunk, a married couple of record in Instrument No. 20210525-0070792 Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on May 25, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2930 McGavock Pike, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of June, 2026.

Amy Beth Eller

Mallie Jean McCloud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Beth Eller and Mallie Jean McCloud, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of June, 2026.

Notary Public

My Commission Expires:

11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 17. 2026

Affiant Signature

23rd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202606230056764