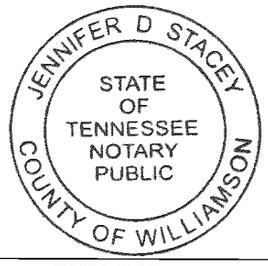
Karen Johnson Davidson County
Batch# 1441856 DEEDWARR
07/02/2026 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20260702-0059970

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $312,000.00. Affiant Subscribed and sworn to before me, this the 1st day of July, 2026. Notary Public My commission expires: 10-14-29

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:
Thomas Torrence, Jr.		105-07-1A-305.00-CO
1260 Martin Street #306		
Nashville, TN 37203		

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, **LARRY TOTTY ARNOLD, SOLE HEIR-AT-LAW TO THE ESTATE OF LANCE G. ARNOLD,** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS TORRENCE, JR., A SINGLE MAN**, 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:

Land in Davidson County, Tennessee, being Unit 306 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139 and 20170919-0095966, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Lance G. Arnold, an unmarried man by Warranty Deed from 1260 Martin LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170928-0099220 Register's Office for Davidson County, Tennessee, dated September 25, 2017 and recorded on September 28, 2017.

The Said Lance Greer Arnold died on December 30, 2025 leaving Larry T. Arnold aka Larry Totty Arnold as Sole Heir-At-Law. See Affidavit of Heirship of record in Instrument No. 20260629-0058771, Register's Office of Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 20260623-0056476 appointing Laurie A. Tompkins as Attorney-In-Fact for Larry Totty Arnold.

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 1260 Martin Street #306, Nashville, TN 37203, 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 1st day of July, 2026.

Larry Totty Arnold by Laurie Tompkins attorney in fact

Larry Totty Arnold by Laurie A. Tompkins, Attorney-In-Fact

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 Laurie A. Tompkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Larry Totty Arnold, as Attorney-In-Fact, and acknowledged that he/she executed the same as the free act and deed of Larry Totty Arnold.

Witness my hand and seal this 1st day of July, 2026.

Notary Public

My Commission Expires: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jennifer Stacey, do hereby make oath that I am a 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 documents executed and authenticated according to law on July 1, 2026

Affiant
DATE: 07/01/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 1st day of July, 2026

Notary Public

My commission expires: 09/16/2029

