Bill Garrett Davidson County
Batch# 69593 DEEDWARR
03/15/2018 11:12:18 AM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20180315-0024471

Prepared by T. Jake Wolaver
Middle Tennessee Law Group, PLLC
809 South Main Street
Columbia, TN 38401

Return to Middle Tennessee Law Group, PLLC

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Kay Therese Hosford, Executrix of the Estate of William R. Noll, and Kay Therese Hosford, a married person, as devisee under the Last Will and Testament of William R. Noll**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **John Edwin Norman and wife, Celeste Norman**, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot No. 423 on the plat of Caldwell Hall, Section Six, of record in Plat Book 2900, Page 148, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to William Roger Noll, unmarried, by Warranty Deed from the Estate of Guy N. Woods, of record in Book 9455, Page 450, Register's Office of Davidson County, Tennessee. William Roger Noll, a/k/a William R. Noll, died testate on October 6, 2017, and pursuant to his Last Will and Testament of record in Case No. 17-P-1851, Davidson County Probate Court, appointed Kay Therese Hosford as Executrix of his estate and devised the subject property to Kay Therese Hosford.
>
> Being also known as 364 Lynn Drive, Nashville, Tennessee 37211.
>
> Tax/Map ID: 147-01-0-006.00
>
> Description same as prior deed.
>
> FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been her personal residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 3221, Page 6, as amended in Book 3251, Page 543, Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 14th day of March, 2018.

Kay Therese Hosford, Executrix

Kay Therese Hosford, Executrix
of the Estate of William R. Noll

Kay Therese Hosford

Kay Therese Hosford

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Kay Therese Hosford, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of William R. Noll and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this 14th day of March, 2018.

My commission expires: _____

Notary Public

CINDY J. FOX
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 03-19-2019

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Kay Therese Hosford, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of March, 2018.

Notary Public

My commission expires: _____

CINDY J. FOX STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 03-19-2019

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $332,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of March, 2018.

Notary Public

My commission expires: _____

CINDY J. FOX STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 03-19-2019

NEW PROPERTY OWNERS:

John Edwin Norman and Celeste Norman

916 Gale Ln.

Nashville, Tennessee 37204

PERSON(S) RESPONSIBLE FOR TAXES:

John Edwin Norman and Celeste Norman

916 Gale Ln.

Nashville, TN 37204