THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 302671 DEEDWARR
10/18/2019 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20191018-0106919

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Taylor Jackson Land<br>7522 Station Drive<br>Nashville, TN 37221 | New Owner | 142-10-0E-039.00 CO |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kody Norwood, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Taylor Jackson Land, a single man**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Unit No. 39 on the Plan of Bellevue Station—Phase 2, a Horizontal Property Regime With Private Elements, established In Exhibits shown in the Declaration of Covenants, Conditions and Restrictions at instrument No. 20160108—0001959, Supplemented in 20160926—0101494, Supplement corrected in 20161025—0112596 and Supplemented in Instrument No. 20170427—0041683, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kody Norwood, unmarried, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record on September 28, 2017, at Instrument No. 20170928-0099146, Davidson County Register of Deeds.

This property commonly known as 7522 Station Drive, Nashville, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this** 17 **day of October, 2019**:

**Kody Norwood**

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kody Norwood,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 day of October, 2019:

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$295,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 17th DAY OFOctober, 2019:

Notary Public

My Commission Expires: 05-09-25

**True Copy Certification**

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020