Karen Johnson Davidson County
Batch# 363897 DEEDWARR
02/26/2020 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20200226-0021407

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 07-03-2023

(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

J-VRES-20-900

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chesnut Infill, GP	**New Owner**	
(NAME) **1745 Gary Lane**	(NAME)	**105-01-0-048.00**
(ADDRESS) **Hopkinsville, KY 42240**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEDRICKA NORRIS AND TANISIA DANEA NORRIS, GUARDIAN OF THE PROPERTY OF LYDIA NORRIS, MINOR, AND TANISIA DANEA NORRIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHESNUT INFILL, GP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 and part of Lot No.3 of Catron Heirs Addition, of record in plan Book 1, page 132, Chancery Court at Nashville, described according to a survey by Barge, Waggoner and Sumner Engineers, dated August 7, 1970, as follows:

Beginning at an iron pin in the Easterly margin of 14th Avenue, South; thence with the margin of the same, North 8 degrees 15 minutes 33 seconds East, 54.20 feet to an iron pin at the beginning of a curve; thence around said curve, Northeasterly 39.07 feet to and iron pin in the Southerly margin of South Street; thence with the margin of same, South 82 degrees 10 minutes 27 seconds East, 105.04 feet to an iron pin at the beginning of a curve; thence around said curve, Southeasterly 31.57 feet to an iron pin in the Westerly margin of Alley No. 423; thence South 8 degrees 15 minutes 33 seconds West, 58.84 feet to an iron pin; thence North 82 degrees 10 minutes 27 seconds West, 150 feet to the point of beginning.

Being a portion of the same property conveyed to Dedrick Norris by Quitclaim deed from Freda Ann Taylor, Venson ReCarlos Jones, Ronald Darnell Jones and Theresa Jones Jackson of record in Instrument No. 2004129-0153906 Register's Office for Davidson County, Tennessee, dated December 19, 2004 and recorded on December 29, 2004. The said Dedrick Norris having since died intestate on November 11, 2017 leaving Tanisia Norris*, Dedricka Norris, and Lydia Norris** as heirs at law as evidenced by Affidavits of Heirship of record in Instrument Numbers 20200226-0021333 and 20200226-0021334, Register's Office for Davidson County, Tennessee. Tanisia Norris, Guardian for Lydia Norris, joins in this instrument for the purpose of conveying any interest in and to said property as shown by order of record (Docket No. 18P1514) in the Circuit Court for Davidson County, Tennessee. Order approving sale in Docket No. 18P1668 of record in the Seventh Circuit Court for Davidson County, Tennessee.

* Tanisha Norris, Tanisia Norris, and Tanisia Danea Norris are one and the same person
** Lydia Norris and Lidia Norris are one and the same person

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Chancery Book 1, Page 132, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 4220, Page 723, and Book 4535, Page 165, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 14th Ave S, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 20 DAY OF FEBRUARY, 2020.

Dedricka Norris

Tanisia Danea Norris, Guardian of the property of Lydia Norris, minor

Tanisia Danea Norris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tanisia Danea Norris, Guardian of the property of Lydia Norris, minor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th day of February, 2020.

Notary Public

My Commission Expires:
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TANISIA DANEA NORRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave S.
Nashville, TN 37212

True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY