Karen Johnson Davidson County
Batch# 424661 DEEDWARR
06/23/2020 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20200623-0067747

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

J.D. Norman III
Affiant

Subscribed and sworn to before me, this 23RD DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires July 3, 2023

THIS INSTRUMENT WAS PREPARED BY
RCT of TN, LLC dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.D. Norman III	Same as New Owner (NAME)	
318 Melissa Dr (ADDRESS)	(ADDRESS)	034-09-0-056.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Belinda Gail Moore and William Anthony Troutt and Robert Wesley Troutt and Brenda Sue Knight, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto J.D. Norman III, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in ROBERTSON 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 Being Lot No. 98 on the Plan of Gateway Subdivision; Section I, of record in Book 3300, page 39 and 40, Register's Office for said County, to which plan reference is here made for a more complete and accurate description

Being the same property conveyed to William G. Fykes and wife, Margaret T. Fykes by Warranty Deed from Murphree Realty Company, a Tennessee corporation of record in Book 361, Page 457, Register's Office for Davidson County, Tennessee. Margaret T. Fykes died May 16, 2013, survived by her husband William G. Fykes. William G. Fykes, being the same person as William Gordon Fykes, died November 5, 2019 and by will, admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Case 20P-133, devised the within property to William Anthony Troutt, Robert Wesley Troutt, Belinda Gail Moore, and Brenda Sue Fykes. Brenda Sue Fykes is the same person as Brenda Sue Knight, she having since married.

This is not a residence of any Grantor, his/her spouse or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 318 Melissa Dr, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 23rd day of June, 2020.

Belinda Gail Moore
Belinda Gail Moore

WARRANTY DEED

(Continued)

Brenda Sue Knight by Belinda Gail Moore, Attorney In Fact

Brenda Sue Knight by Belinda Gail Moore, Attorney in Fact

William Anthony Troutt

William Anthony Troutt

Robert Wesley Troutt

Robert Wesley Troutt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned Notary Public, the within named Belinda Gail Moore, William Anthony Troutt, and Robert Wesley Troutt, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and executed the within instrument for the purposes therein contained.

Witness my hand and seal on June 23rd, 2020.

Mary Birthright

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Belinda Gail Moore, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be the attorney-in-fact for Brenda Sue Knight, the within named bargainor, and that she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Brenda Sue Knight by herself as attorney-in-fact and attesting the same by the said Belinda Gail Moore as attorney-in-fact.

Witness my hand and seal on this the 23rd day of June, 2020.

Mary Birthright

My commission expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

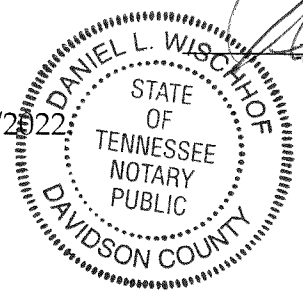
CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson, 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.

Theresa C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.